

Key: 7148

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.830

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
78 VINAL AVENUE LLC 15 EVANGELINE DR SCITUATE, MA 02066				69-1-40-0				230 CENTRAL AV					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
78 VINAL AVENUE LLC				10/27/2020	F	100	(130997)						
LARNARD ERIC & MICHELLE				07/23/2020	QS	889,000	(130469)						
PRESUTTI GUY R & WHITNEY				09/29/2017	QS	615,000	(125845)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,250	HUM 1.00	100	1.00	100	1.00	748,000	3.20	100	1.00	WF7 1.70	618,070

LAND

TOTAL	11,250 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	618,100	528,800		
Inf1	FACTOR 100		BUILDING	438,700	390,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,056,800</b>	<b>919,000</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

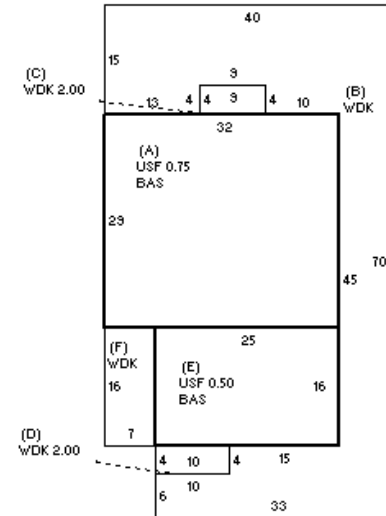


BLDG COMMENTS		
MLS		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2018	JD
MODEL	1		RESIDENTIAL	LIST	2/22/2018	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	9/15/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
92-208	03/19/2002	4	DEMO				100 100
92-364	05/07/1992	1	NEW CONST				100 100
		6	CYCL GROWTH				100 100



YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,224	DETAIL ADJ	1.098
\$NLA(RCN)	\$241	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,270
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,328	1992	217.11	288,319
+	USF	L	UPPER STORY FIN	896	1992	197.44	176,903
+	WDK	N	WOOD DECK	1,478		38.40	56,755
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	535,060
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$438,700