

Key: 7767

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.433

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VINING KATHLEEN MARY 10 GARFIELD ST MARSHFIELD, MA 02050				73-12-8-0				10 GARFIELD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
VINING KATHLEEN MARY				04/27/2018	O	320,000		(126707)			
NORTHWAY ALASTAIR C				05/26/1992	J	75,000		(83027)			
CASSIDY EDWARD B & DORIS				01/01/1978	XX			(C00058955)			

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	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,200	HUM	1.00	100	1.00	100	1.00	R08	1.25		429,110

TOTAL	3,200 SF	ZONING	FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100		
Inf1	FACTOR 100		BUILDING	91,000	84,800		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	521,300	476,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1988	100	14.74	1,200

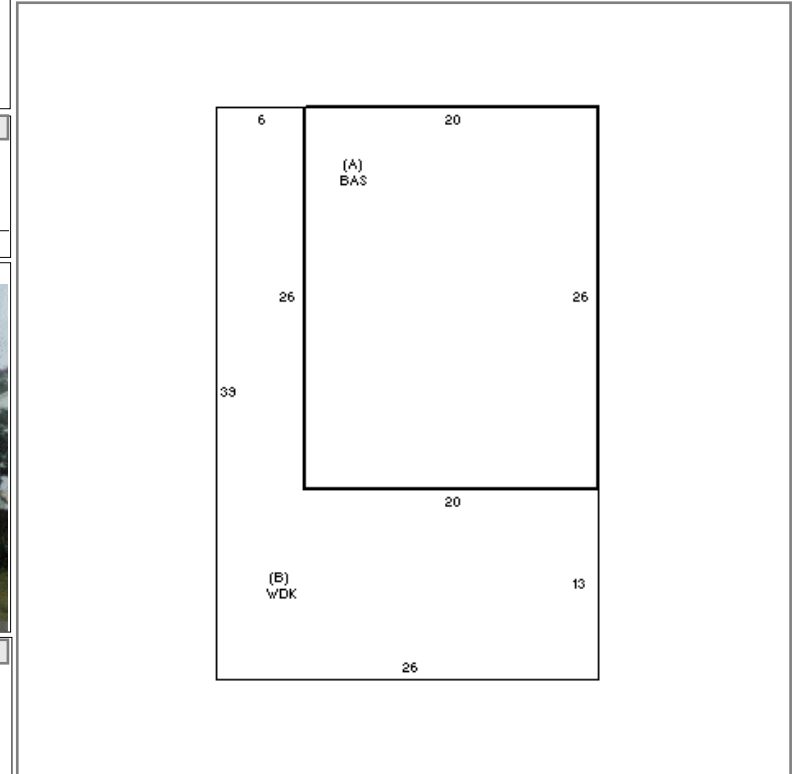


BLDG COMMENTS

Outside Shower

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/14/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	9/12/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	520	DETAIL ADJ	0.708
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	4	\$2,266	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	520	1940	217.45	113,075
B	WDK	N	WOOD DECK	494		38.40	18,970
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	142,124
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$91,000