

Key: 1810

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.737

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|---|---|----------|---------|------------|-------|------------|--------------|---------------|------|-----|------------|-----------|
| BENTLEY MICHAEL & KATINA 156 VERNON RD SCITUATE, MA 02066 | | | | 30-2-12-0 | | | | 156 VERNON RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| BENTLEY MICHAEL & KATINA | | | | 01/16/2008 | QS | 595,000 | 35508-2 | | | | | |
| PELLETIER STEVEN J & TERE | | | | 11/03/2004 | QS | 585,000 | 29406-271 | | | | | |
| GRAHAM ANDREW & SHIRLEY | | | | 04/30/2004 | QS | 570,000 | 28094-299 | | | | | |
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 40,000 | WS 1.00 | 100 | 1.00 | 440,000 | 1.00 | 100 | 1.00 | R04 | 1.00 | 404,040 |
| 300 | A | 0.590 | WS 1.00 | 100 | 1.00 | 19,800 | 1.00 | 100 | 1.00 | R04 | 1.00 | 11,680 |

LAND

| TOTAL | 1.508 Acres | ZONING | FRNT | 94 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------------------|----|--------------|----------------|----------------|
| Ngh | W. SCITUATE | NOTE | REMOVED INFL3 (FY12) | | LAND | 415,700 | 378,500 |
| Infl1 | FACTOR 100 | | | | BUILDING | 463,500 | 435,000 |
| Infl2 | PHY 100 | | | | DETACHED | 600 | 600 |
| | | | | | OTHER | 0 | 0 |
| | | | | | TOTAL | 879,800 | 814,100 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|-------|-----------|-------|
| S/V | A | 1.00 | SV 1.00 SHED | | 300 | 1.10 | 300 |
| S/V | A | 1.00 | SV 1.00 SHED | | 300 | 1.10 | 300 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/7/2015 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/7/2015 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/23/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

BUILDING

| YEAR BLT | 1967 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 2,676 | DETAIL ADJ | 1.030 |
| \$NLA(RCN) | \$231 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 8 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 1 | 1.00 | |
| TOT FIXTURES | 8 | \$6,592 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 |
| ROOF COVER | 2 | WOOD SHINGLES | 1.01 |
| FLOOR COVER | 99 | N/A | 1.00 |
| INT FINISH | 99 | N/A | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 575 | | 48.92 | 28,129 |
| A | BMF | N | BSMT FINISH-SEP | 309 | | 68.67 | 21,220 |
| + | USF | L | UPPER STORY FIN | 1,164 | 1967 | 180.08 | 209,608 |
| + | BAS | L | BASE AREA | 1,512 | 1967 | 198.02 | 299,402 |
| C | AGR | N | ATT GARAGE | 528 | | 43.53 | 22,982 |
| + | WDK | N | WOOD DECK | 490 | | 38.40 | 18,816 |
| G | PTA | N | PATIO | 264 | | 14.90 | 3,934 |
| | F11 | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 |

| TOTAL RCN | 617,964 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1990 / 32 |
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$463,500 |

