

Key: 1811

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.738

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
CSAPLAR KENNETH A JR 152 VERNON RD SCITUATE, MA 02066		30-2-12-G	152 VERNON RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
CSAPLAR KENNETH A JR		03/20/2020	QS	590,000	52502-117
CURTIS MARY JANE		06/29/2018	H	1 49987-265	
CURTIS GERALD T TR &		10/23/2014	F	1 44869-82	

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 %
99-37	02/08/1999	3	ALTERATIONS				100 100

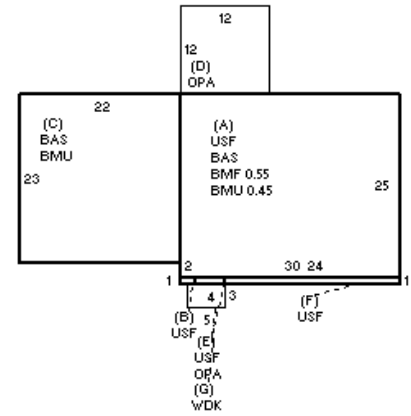
LAND

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	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	FRNT	177	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Infl1	FACTOR 100		BUILDING	360,500	334,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		764,600	701,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

G

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493,900		
NET AREA	2,036	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	844		44.42	37,487	CONDITION ELEM	CD		
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH-SEP	413		62.35	25,751	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,256	1971	204.91	257,367	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	780	1971	186.34	145,348	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	148		51.50	7,622	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	G	WDK	N	WOOD DECK	15		38.40	576	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	2		2,491.00	4,982	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1980 / 42
																		COND	27 27 %
																		FUNC	0
																		ECON	0
																		DEPR	27 % GD 73
																		RCNLD	\$360,500