

Key: 1817

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.744

LEGAL

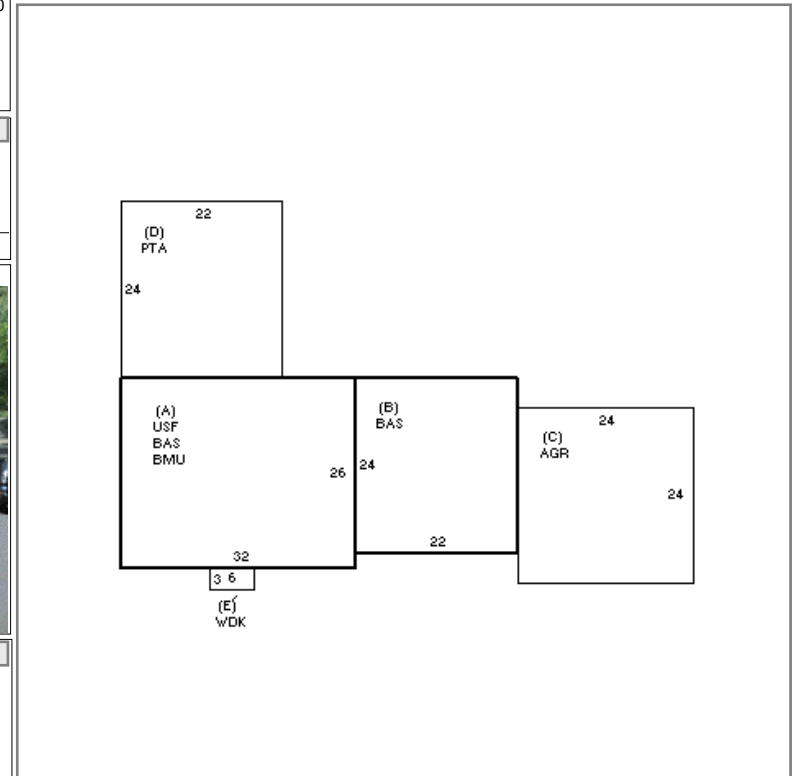
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SALUTI CHARLES C & KELLY J 44 VERNON RD SCITUATE, MA 02066				30-2-14-F				44 VERNON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SALUTI CHARLES C & KELLY				12/01/2015	QS	525,000	46335-172					
WELLS ALDEN S				05/25/2006	H	10	32735-281					
WELLS ALDEN S & MERCEDES				02/19/1999	QS	285,000	17164-332					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

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	%
23-0852	09/20/2023	3	ALTERATIONS	16,400				0
21-241	03/16/2021	3	ALTERATIONS	40,744	07/14/2021	JD	100	100
91-224	06/04/1991	3	ALTERATIONS				100	100
89-456	08/01/1989	3	ALTERATIONS				100	100

TOTAL	40,075 SF	ZONING	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Inf1	FACTOR 100		BUILDING	394,000	370,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		798,100	737,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	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

DETAILED

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,466
NET AREA	2,192	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		49.89	41,507	CONDITION ELEM	CD
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	832	1966	184.00	153,086	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,360	1966	202.33	275,169	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		42.64	24,563	KITCHEN	V
				FLOOR COVER	24	COMB	1.00	D	PTA	N	PATIO	528		14.90	7,867	BATHS	G
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	18		38.39	691	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		9	1.00														
BEDROOMS		3	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		9	\$7,344														
# UNITS		1	1.00														
																EFF.YR/AGE	1991 / 31
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$394,000