

Key: 1819

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.746

LEGAL

LAND

DETACHED

BUILDING

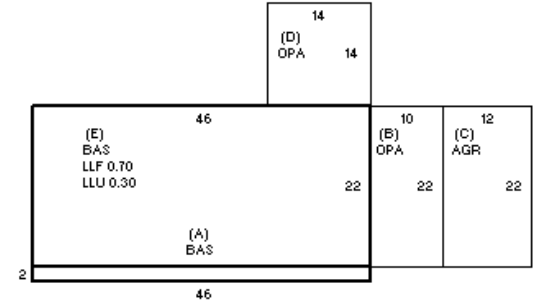
CURRENT OWNER				PARCEL ID				LOCATION			
ARROYO JAMES J & MELISSA D				30-2-14-C				28 VERNON RD			
28 VERNON RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				ARROYO JAMES J & REYNOLDS CHARLES				03/18/2013	QS	437,000	42811-173
				REYNOLDS JOSEPH J & MARY				10/16/1996	F	170,000	14719-163
								01/01/1963	XX	2974-445	

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	%
17-237	04/25/2017	3	ALTERATIONS	50,400	07/11/2017	SJ	100	100
98-207	05/19/1998	3	ALTERATIONS				100	100

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	0.004	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	80

TOTAL	40,162 SF	ZONING	W. SCITUATE	FRNT	157	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	404,100	367,400		
Inf1	FACTOR 100		BUILDING	290,600	258,700			
Inf2	PHY 100		DETACHED	22,700	21,600			
			OTHER	0	0			
			TOTAL	717,400	647,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	+	1.10	10 0.90	18 X 36	2017	648	38.90	22,700



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.00	RAISED RANCH [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 AVG+ TO AVG PER FIELD REVIEW.

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	392,749		
NET AREA	1,812	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,104	1962	203.40	224,559	CONDITION ELEM	CD		
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	416		51.50	21,424	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	AGR	N	ATT GARAGE	264		53.94	14,239	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	304		59.05	17,952	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	708	1962	140.30	99,332	BATHS			
				INT FINISH	99	N/A	1.00	E	F12	O	FPL 1S 2OP	1		10,347.00	10,347	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$290,600