

Key: 1820

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.747

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|------------------------------|--|--|--|---------------------------|--|--|--|--------------|----|------------|--------------|
| LOCHIATTO MARK J & HEATHER J | | | | 30-2-14-B | | | | 22 VERNON RD | | | |
| 22 VERNON RD | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| SCITUATE, MA 02066 | | | | LOCHIATTO MARK J & HEATHE | | | | 04/14/2006 | QS | 584,900 | 32521-167 |
| | | | | KILEY BERNARD J & PATRICI | | | | 07/01/1999 | F | -100 | 17627-32 |
| | | | | KILEY BERNARD J & PATRICI | | | | 01/01/1965 | XX | | 3086-120 |

| 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 % |
| 21-1083 | 07/27/2021 | 3 | ALTERATIONS | 8,150 | 08/03/2022 | JD | 100 100 |
| | | 7 | OTHERS | | 09/20/2006 | | 100 100 |
| 06-343 | 06/12/2006 | 3 | ALTERATIONS | 10,000 | 06/18/2007 | SJ | 100 100 |
| 02-241 | 05/10/2002 | 3 | ALTERATIONS | | | | 100 100 |
| 90-547 | 09/12/1990 | 3 | ALTERATIONS | | | | 100 100 |

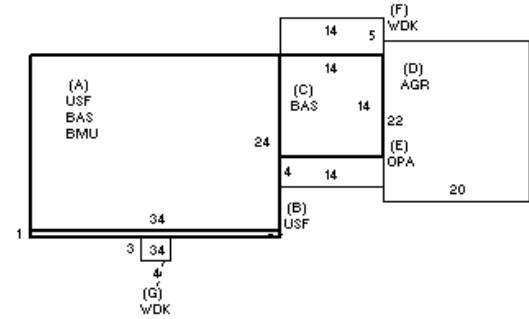
LAND

| 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 | 0.000 | WS 1.00 | 100 | 1.00 | 19,800 | 1.00 | 100 | 1.00 | R04 | 1.00 | |

| TOTAL | 40,002 SF | ZONING | FRNT | 192 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| Ngh | W. SCITUATE | NOTE | | | LAND | 404,000 | 367,300 |
| Inf1 | FACTOR 100 | | BUILDING | 335,800 | 311,200 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 739,800 | 678,500 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/3/2022 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/3/2022 | 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 |
|---------------|
| |

INDING

| YEAR BLT | 1963 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 460,034 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,862 | DETAIL ADJ | 1.040 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 50.18 | 40,949 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$247 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 850 | 1963 | 193.19 | 164,209 | EXTERIOR | G | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,012 | 1963 | 212.44 | 214,985 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | AGR | N | ATT GARAGE | 440 | | 45.60 | 20,064 | KITCHEN | G | | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | E | OPA | N | OPEN PORCH | 56 | | 51.50 | 2,884 | BATHS | G | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | + | WDK | N | WOOD DECK | 82 | | 38.40 | 3,149 | HEAT | A | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | F21 | O | FPL 2S 1OP | 1 | | | 8,239.00 | 8,239 | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUT DOOR SHOWER | 1 | | | 1,395.00 | 1,395 | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1980 / 42 |
| | | | | | | | | | | | | | | | | | | COND | 27 27 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 27 % GD 73 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$335,800 |