

Key: 1822

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.749

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SPINALE MARK & ANDREA 4 VERNON RD SCITUATE, MA 02066		30-2-14-0		4 VERNON RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SPINALE MARK & ANDREA		06/03/2014	QS	480,000	44384-55
SOMMER MEGAN M TR &		07/13/2012	F	100	41646-134
SOMMER JORDAN A & MEGAN M		01/12/2007	QS	555,000	33970-234

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 %
22-0577	06/03/2022	3	ALTERATIONS	29,698	01/11/2023	JD	100 100
11-510	08/16/2011	3	ALTERATIONS	7,200	07/19/2012	SJ	100 100
08-426	09/05/2008	3	ALTERATIONS	8,050	07/20/2009	SJ	100 100

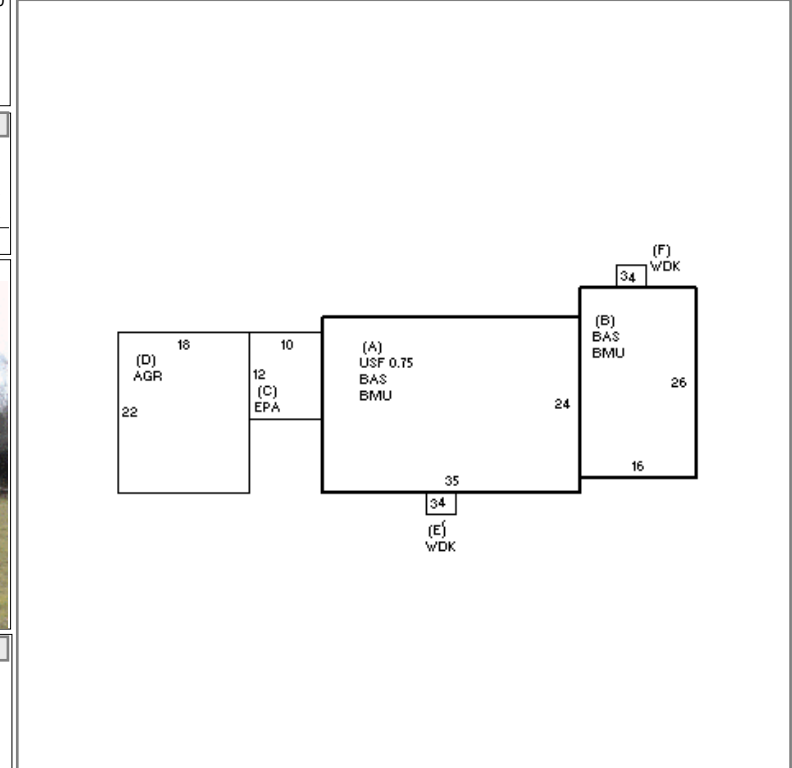
LAND

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	0.014	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	280

TOTAL	40,600 SF	ZONING	FRNT	392	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,300	367,600
Inf1	FACTOR 100		BUILDING	372,000	350,600		
Inf2	PHY 100		DETACHED	1,500	0		
			OTHER	0	0		
			TOTAL	777,800	718,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	12X14		168	12.75	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/11/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/23/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SINK

G

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	563,641		
NET AREA	1,886	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,256		48.86	61,365	CONDITION ELEM	CD		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,256	1962	246.65	309,793	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	630	1962	224.30	141,310	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	120		99.22	11,906	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	396		51.71	20,478	BATHS	A		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	24		42.26	1,014	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00						
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1970 / 52
STORIES		1.75	1.00															COND	34 34 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	34 % GD 66
# 1/2 BATHS		1	1.00															RCNLD	\$372,000
TOT FIXTURES		9	\$8,712																
# UNITS		1	1.00																