

Key: 1939

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.863

LEGAL

LAND

DETACHED

BUILDING

UNIT

CURRENT OWNER				PARCEL ID				LOCATION				
KANE BRENDAN CHARLES TR & KELLY MAUREEN TR				30-2-13-Q				121 VERNON RD				
121 VERNON RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KANE BRENDAN CHARLES TR & KELLY MAUREEN TR				06/23/2022	F	1	56947-208	
				KANE BRENDAN & KELLY				10/31/2012	QS	545,000	42176-296	
				DOWNES WM J & MARY B				11/19/1998	QS	380,000	16833-161	

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	%
22-0772	07/18/2022	7	OTHERS		01/13/2023	JD	100	100
16-423	08/01/2016	3	ALTERATIONS	9,300	01/13/2023	JD	100	100
08-363	08/05/2008	3	ALTERATIONS	17,400	07/11/2017	SJ	100	100
			ALTERATIONS		07/20/2009	SJ	100	100

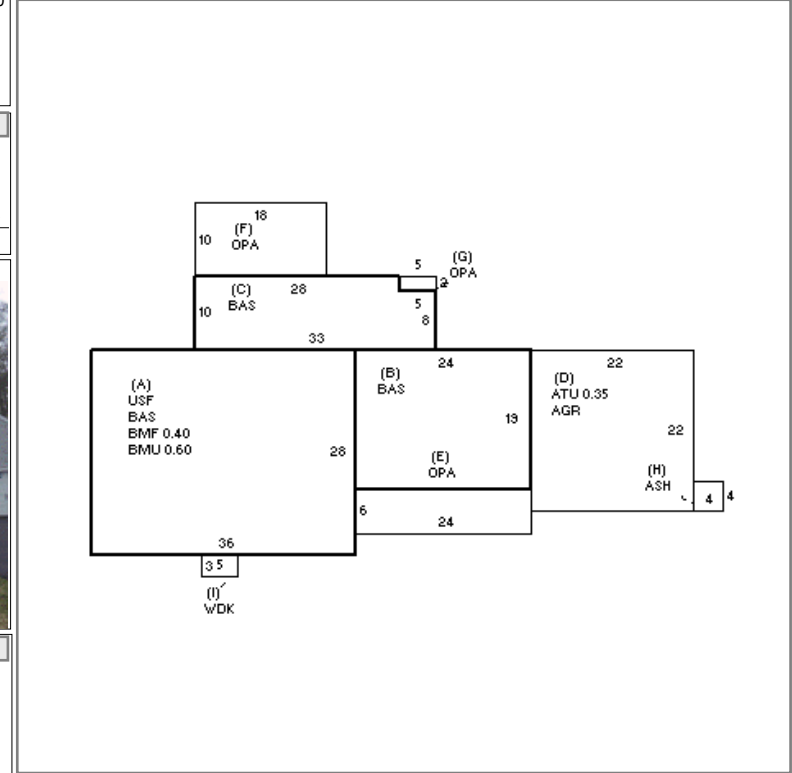
TOTAL	40,500 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M35. . . .		LAND	404,300	367,500
Inf1	FACTOR 100		BUILDING	559,600	511,600		
Inf2	PHY 100		DETACHED	14,300	10,700		
			OTHER	0	0		
					<b>TOTAL</b>	<b>978,200</b>	<b>889,800</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12X15		180	12.55	1,100
IPC	A	1.00	40 0.60 36X18	1985	648	33.95	13,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	1/13/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,792	DETAIL ADJ	1.040
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	10	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,322	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	605		51.73	31,296
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	403		72.62	29,264
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,008	1969	198.69	200,279
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,784	1969	218.49	389,781
FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667
INT FINISH	99	N/A	1.00	D	ATU	N	ATTIC UNF	169		40.70	6,878
HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	334		56.65	18,921
FUEL SOURCE	2	GAS	1.00	H	ASH	N	ATT SHED	16		24.61	394
				I	WDK	N	WOOD DECK	15		42.24	634
					F21	O	FPL 2S 1OP	1		9,062.90	9,063
					GEN	O	GENERATOR	1		0.00	

TOTAL RCN	717,498
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$559,600