

Key: 1940

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.864

LEGAL

LAND

DETACHED

BUILDING

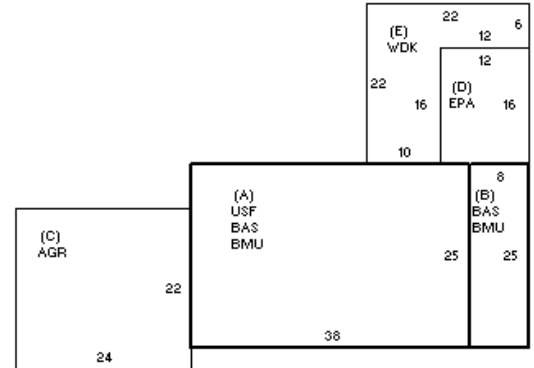
CURRENT OWNER				PARCEL ID				LOCATION			
ROEDER JESSICA & BIRKINS JAMES 135 VERNON RD SCITUATE, MA 02066				30-2-13-T				135 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROEDER JESSICA & BIRKINS				12/27/2019	QS	665,000	52154-311				
MAROTTA JAMES R &				07/15/2009	F	1	37494-135				
VERSACE DENISE Y				03/15/2005	F	1	30158-292				

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	%
15-274	05/19/2015	3	ALTERATIONS	2,705	07/21/2015	SJ	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	0.312	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	6,180

TOTAL	1.230 Acres	ZONING	IN M35.	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND	410,200	373,200		
Inf1	FACTOR 100			BUILDING	412,600	381,600		
Inf2	PHY 100			DETACHED	1,300	1,200		
				OTHER	0	0		
				TOTAL	824,100	756,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 14 X 8		112	14.21	1,300



BUILDING	CD	ADJ	DESC	MEASURE	9/14/2011	MR
MODEL	1		RESIDENTIAL	LIST	9/14/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/11/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	528,979
NET AREA	2,100	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,150		45.38	52,191	CONDITION ELEM	CD
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,150	1969	203.83	234,410	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	950	185.37	176,098	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	528		43.53	22,982	KITCHEN	G	
ROOMS	8	1.00	FLOOR COVER	24	COMB	1.00	D	EPA	N	ENCLOSED PORCH	192		90.20	17,318	BATHS	G	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	292		38.40	11,213	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			8,239.00	8,239	ELECT	A	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1			0.00				
TOT FIXTURES	8	\$6,528															
# UNITS	1	1.00															
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$412,600