

Key: 1942

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.866

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARNEY MICHAEL JOSEPH & AMANDA LOUISE 138 VERNON RD SCITUATE, MA 02066				30-2-12-B				138 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARNEY MICHAEL JOSEPH & TASSINI STEVEN M & SHARON				08/24/2020	QS	756,000	53300-172				
COPEMAN FRED M & PAMELA A				07/02/1986	QS	240,000	6909-243				
				07/27/1981	XX		5030-356				

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 %
08-493	10/10/2008	3	ALTERATIONS	5,000	07/20/2009	SJ	100 100
06-090	03/01/2006	3	ALTERATIONS	30,000	06/26/2006	SJ	100 100
06-090	03/01/2006	7	OTHERS	30,000	07/20/2009	SJ	100 100
03-639	10/15/2003	3	ALTERATIONS	25,000	07/26/2004	SJ	100 100
03-244	05/14/2003	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	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

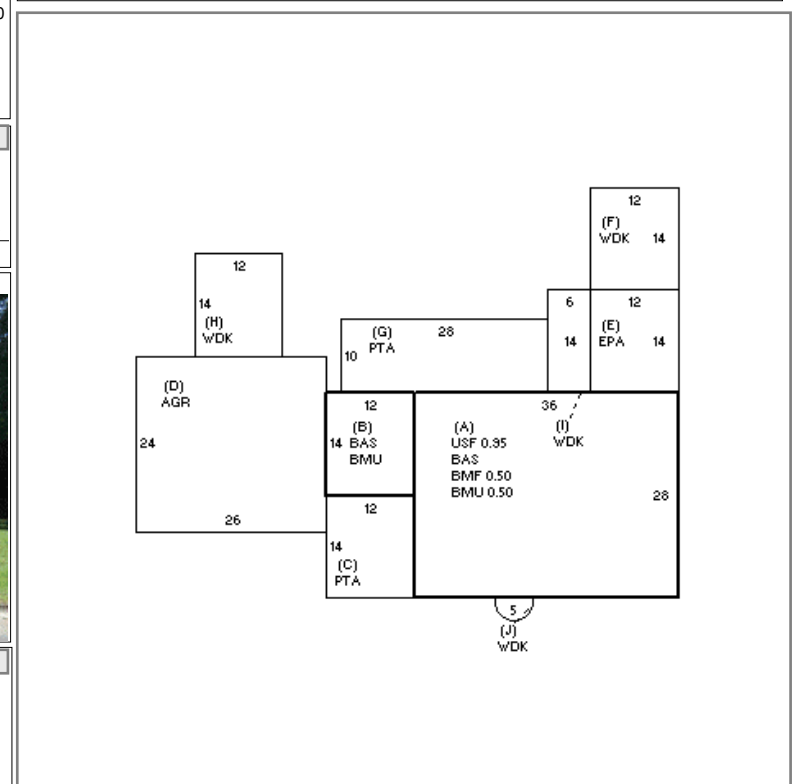
TOTAL	40,083 SF	ZONING	FRNT	172	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M35. . . .		LAND	404,100	367,400
Inf1	FACTOR 100		BUILDING	491,800	454,300		
Inf2	PHY 100		DETACHED	28,800	27,500		
			OTHER	0	0		
<b>TOTAL</b>						<b>924,700</b>	<b>849,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	20 0.80 GUNITE 32 X	2003	448	38.59	13,800
LBN	G	1.20	20 0.80 28X17	2007	476	39.46	15,000



BLDG COMMENTS

OTHER FIX=SINK  
MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/1/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,134	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	672		45.13	30,328
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	504		63.36	31,931
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,176	1976	203.19	238,952
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	958	1976	184.78	177,019
				FLOOR COVER	24	COMB	1.00	+	PTA	N	PATIO	448		14.90	6,675
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	624		41.89	26,142
				HEATING/COOLING	2	HOT WATER	1.02	E	EPA	N	ENCLOSED PORCH	168		90.20	15,154
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	432		38.40	16,589
									F22	O	FPL 2S 2OP	1		11,305.00	11,305
									GEN	O	GENERATOR	1		0.00	
									ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369

TOTAL RCN	565,256
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2009 / 13	
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$491,800