

Key: 1944

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.868

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN, ROBERT & LESLIE & O'GRADY PATRICK 124 VERNON RD SCITUATE, MA 02066				30-2-12-H				124 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN, ROBERT & LESLIE & SERINO THOMAS V JR & BARB				04/28/2010	QS	518,000	N/A-38468				
SERINO THOMAS V JR & KATH				10/27/1987	QS		8090-141				
				01/01/1974	XX		3876-595				

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 %

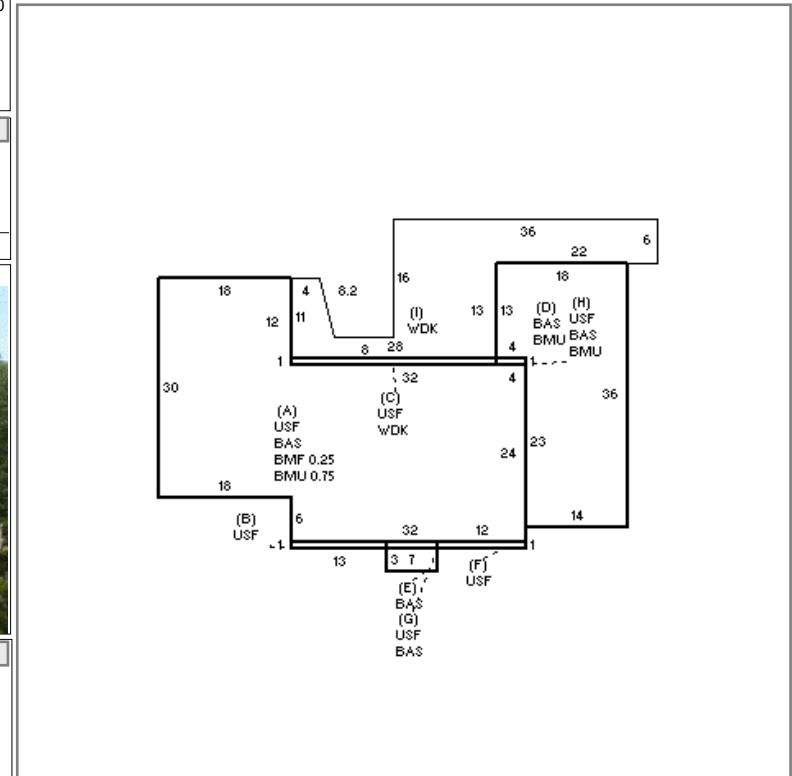
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04		404,040
300	A	0.004	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04		80

TOTAL	40,167 SF	ZONING	IN M35...	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE		LAND		404,100	367,400	
Inf1	FACTOR 100		BUILDING		496,300	466,700		
Inf2	PHY 100		DETACHED		12,600	12,000		
			OTHER		0	0		
				TOTAL		913,000	846,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 30 0.70	GARAGE	1983	484	37.14	12,600



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	8/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/20/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/6/2014	RJM
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	719,337	
NET AREA	3,268	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,541		40.88	62,995	CONDITION ELEM	CD	
\$NLA(RCN)	\$220	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BMF	N	BSMT FINISH-SEP	327		57.39	18,765	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,372	1968	173.63	238,226	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	508		38.40	19,507	KITCHEN		
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,896	1968	190.93	362,011	BATHS		
				INT FINISH	99	N/A	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1972 / 50
																	COND	31 31 %
																	FUNC	0
																	ECON	0
																	DEPR	31 % GD 69
																	RCNLD	\$496,300