

Key: 1945

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.869

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCARTHY DANIEL D & EMMA E 116 VERNON RD SCITUATE, MA 02066				30-2-12-D				116 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCARTHY DANIEL D & EMMA				11/26/2019	QS	630,000	52010-240				
LONGMAN FRANK G &				08/15/2017	QS	625,000	48797-104				
PAOLUCCI JAMES A & ANN M				08/04/1975	QS	4090-651					

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	%
23-131	02/13/2023	3	ALTERATIONS	38,800	05/17/2023	NC	100	100
		6	CYCL GROWTH		04/18/2018	JD	0	0
12-558	09/24/2012	3	ALTERATIONS	13,146	07/08/2013	JD	100	100
11-604	09/28/2011	3	ALTERATIONS	10,000	07/19/2012	SJ	100	100
99-217	05/17/1999	3	ALTERATIONS				100	100

LAND

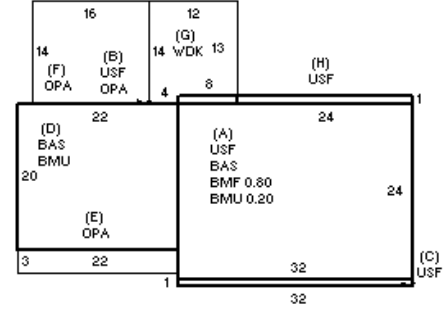
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.004	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	80

TOTAL	40,176 SF	ZONING	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M35. . . .		LAND	404,100	367,400
Infl1	FACTOR 100				BUILDING	409,600	375,900
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>813,700</b>	<b>743,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/17/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/18/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		
BMF=OFFICE		

G

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	518,512	
NET AREA	2,040	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	594		44.84	26,633	CONDITION ELEM	CD	
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	614		62.94	38,646	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,208	1968	208.93	252,385	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	298		51.50	15,347	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.00	+	USF	L	UPPER STORY FIN	832	1968	190.00	158,078	BATHS	G	
				INT FINISH	1	PLASTER	1.00	G	WDK	N	WOOD DECK	160		38.40	6,144	HEAT	U	
				HEATING/COOLING	11	HW/COOL AIR	1.04		BMG	O	BSMT GARAGE	2		2,491.00	4,982	ELECT	A	
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305			
										GEN	O	GENERATOR	1		0.00			

EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$409,600