

Key: 1949

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.873

LEGAL

LAND

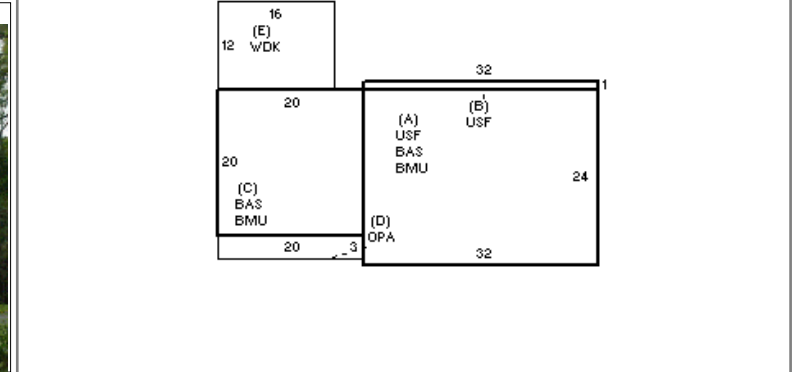
CURRENT OWNER				PARCEL ID				LOCATION			
BATES PAUL R 86 VERNON RD SCITUATE, MA 02066				30-2-14-L				86 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BATES PAUL R				07/14/2016	QS	576,000	47181-71				
LEFEBVRE MATTHEW S &				09/30/2010	QS	495,000	39053-140				
MCDONALD WELLS W & KAREN				12/13/1991	QS	221,000	10638-155				

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	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	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E IN M35. . . .			LAND	404,100	367,400
Infl1	FACTOR 100		BUILDING	386,900	358,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						791,000	725,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/21/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.		

BUILDING

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	522,845			
NET AREA	1,968	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,168		49.74	58,093	CONDITION ELEM CD				
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,168	1968	226.82	264,926		EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	800	1968	206.27	165,015		INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	60		56.65	3,399		KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	WDK	N	WOOD DECK	192		42.24	8,110		BATHS			
				INT FINISH	99	N/A	1.00		BMG	O	BSMT GARAGE	2		2,740.10	5,480		HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		F22	O	FPL 2S 2OP	1		12,435.50	12,436		ELECT			
				FUEL SOURCE	99	N/A	1.00													
																		EFF.YR/AGE	1985 / 37	
																		COND	26 26 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	26 % GD 74	
																		RCNLD	\$386,900	