

Key: 1950

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.874

LEGAL

LAND

DETACHED

BUILDING

INDING

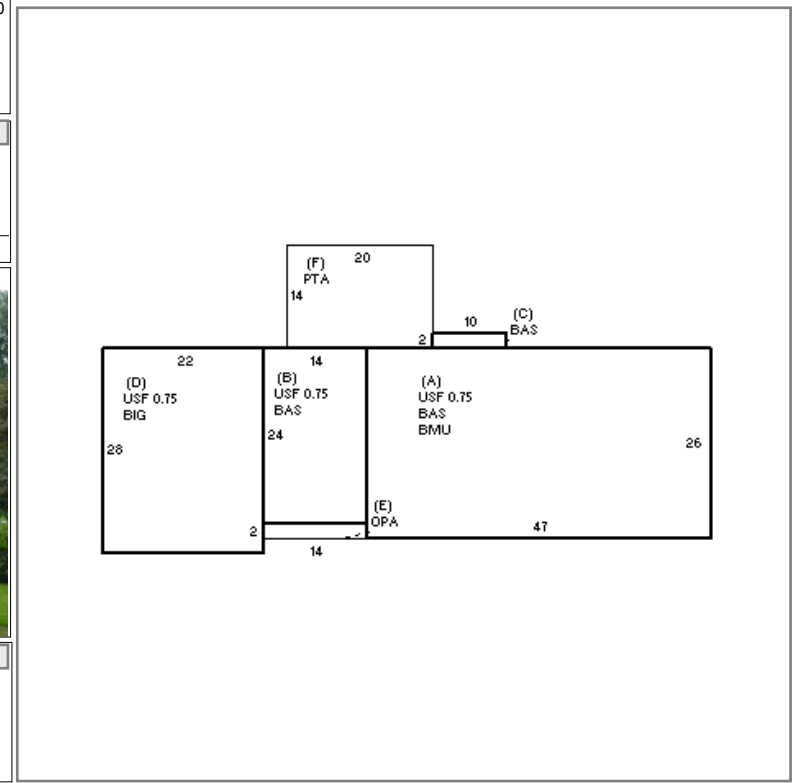
CURRENT OWNER				PARCEL ID				LOCATION			
MCGUE REBECCA & JOHN 78 VERNON RD SCITUATE, MA 02066				30-2-14-K				78 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGUE REBECCA & JOHN				04/29/2016	QS	656,900	46864-204				
GOLDMAN BENJAMIN & HEATHE				02/13/2015	QS	525,000	45225-150				
HURLEY DENISE M & GREGORY				09/04/2002	QS	605,000	22785-3				

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	%
09-096	03/26/2009	3	ALTERATIONS		08/03/2010	SJ	100	100
93-617	10/18/1993	3	ALTERATIONS		07/20/2009	SJ	100	100
88-689	11/01/1988	3	ALTERATIONS				100	100

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	40,175 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	404,100	367,400
Infl1	FACTOR 100		BUILDING	564,500	509,100		
Infl2	PHY 100		DETACHED	8,700	7,900		
			OTHER	0	0		
			TOTAL	977,300	884,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV	1.00 SHED		400	1.10	400
S/V	A	1.00 SV	1.00 SHED		500	1.10	600
S/V	A	1.00 SV	1.00 VINYL STEEL	1985	7,000	1.10	7,700



BUILDING	CD	ADJ	DESC	MEASURE	4/21/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	4	1.10	CAPE [100%]	REVIEW	3/24/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	752,696
NET AREA	3,209	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,222		44.71	54,636		
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,631	1965	191.43	312,219		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,578	1965	210.50	332,170		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	BIG	N	BUILT-IN GARAGE	616		47.15	29,047		
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	28		51.50	1,442		
				INT FINISH	99	N/A	1.00	F	PTA	N	PATIO	280		14.90	4,172		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75

RCNLD	\$564,500
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