

Key: 1951

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.875

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROAKE BARRETT F & MELANIE F 72 VERNON RD SCITUATE, MA 02066				30-2-14-J				72 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROAKE BARRETT F & ROAKE, ABBY STREETER				04/27/2017	A	318,600	48352-345				
ROAKE BRIAN & ABBY S				08/05/2009	H	193,000	1 37584-69				
				06/25/1993	QS		11983-66				

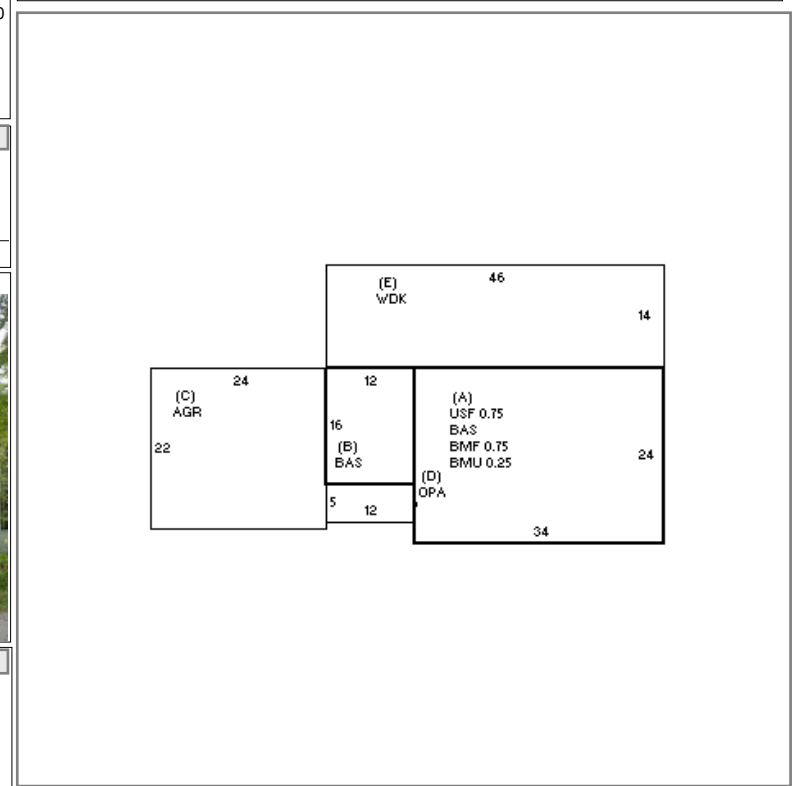
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
17-550	08/23/2017	3	ALTERATIONS	11,429	04/18/2018	JD	100 100
		2	ADDITIONS		03/29/2004	PJB	100 100
00-145	04/25/2000	3	ALTERATIONS				100 100
99-219	05/17/1999	3	ALTERATIONS				100 100
96-483	10/07/1996	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	0.003	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	60

TOTAL	40,140 SF	ZONING	FRNT	176	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E	IN M35. . . .		LAND	404,100	367,400
Infl1	FACTOR 100		BUILDING	359,500	319,700		
Infl2	PHY 100		DETACHED	8,300	7,500		
			OTHER	0	0		
			TOTAL	771,900	694,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED	2003	500	1.10	600
S/V	A	1.00	SV 1.00 VINYL STEEL	2003	7,000	1.10	7,700

PHOTO 09/15/2003



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/18/2018	EST
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 AVG+ 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	485.814		
NET AREA	1,620	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	204		50.18	10,237	CONDITION ELEM	CD		
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	612		70.45	43,114	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1965	214.44	131,239	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,008	1965	235.81	237,695	KITCHEN			
				FLOOR COVER	99	N/A	1.00	C	AGR	N	ATT GARAGE	528		43.53	22,982	BATHS			
				INT FINISH	99	N/A	1.00	D	OPA	N	OPEN PORCH	60		51.50	3,090	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	644		38.40	24,730	ELECT			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$359,500