

Key: 4784

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.536

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HURLEY GREGORY A & DENISE M 78 VERNON RD SCITUATE, MA 02066				46-13-6-0				24 SPAULDING AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HURLEY GREGORY A & DENISE				08/15/2014	QS	349,000	(120854)				
OFLAHERTY WILLIAM D &				08/04/1989	QS	152,000	(78937)				
HOEY JOSEPH J & ANN P				01/01/1970	QS	43686-					

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	%
03-320	06/17/2003	3	ALTERATIONS	2,000	08/18/2004	SJ	100	100
93-122	03/01/1993	3	ALTERATIONS				100	100
90-424	07/23/1990	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	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

TOTAL	5,009 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	349,500	317,700
Infl1	FACTOR 100		LAND	213,600	198,800		
Infl2	PHY 100		BUILDING	600	600		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	563,700	517,100		

DETACHED

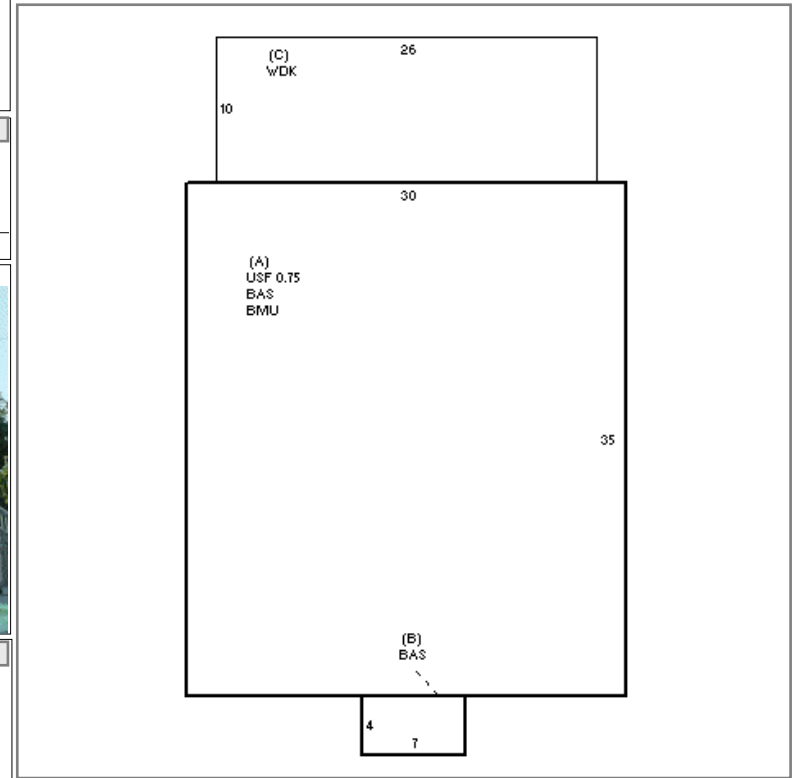
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70	1992	50	17.03	600	10/20/2003



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/6/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	485,548
NET AREA	1,866	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,050		46.52	48,847		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	788	1945	208.42	164,235		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,078	1945	229.19	247,062		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	260		38.40	9,984		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$213,600