

Key: 6823

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.520

LEGAL

LAND

DETACHED

BUILDING

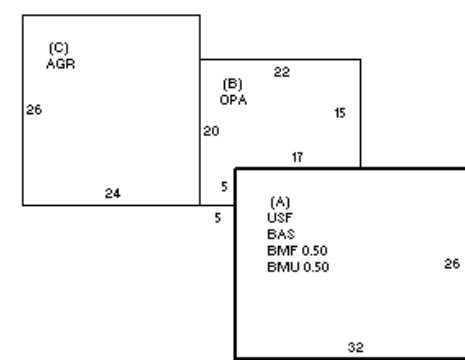
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| SLATTERY ROBERT L & ANNE M 71 VERNON RD SCITUATE, MA 02066 | | | | 30-2-13-F | | | | 71 VERNON RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SLATTERY ROBERT L & ANNE | | | | 02/23/2015 | F | 1 | 45250-329 | | | | |
| SLATTERY ROBERT L & ANNE | | | | 05/29/2014 | QS | 425,500 | 44359-265 | | | | |
| LOVAAS ANNE | | | | 01/31/2014 | F | 1 | 44044-129 | | | | |

| 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 % |
| 95-347A-1 | 06/20/1995 | 3 | ALTERATIONS | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | 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 | 173 | ASSESSED | CURRENT | PREVIOUS |
|--------------|-------------|------------------|----------|---------|----------|----------------|----------------|
| Ngh | W. SCITUATE | N O T E | IN M35 | | LAND | 404,100 | 367,400 |
| Inf1 | FACTOR 100 | | BUILDING | 334,700 | 313,400 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | | | 738,800 | 680,800 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/17/2009 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/17/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/14/2011 | ER |
| 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 | 1971 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,664 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$268 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 6 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 6 | \$4,896 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 446,293 |
|-----------------|-----------|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 416 | | 49.89 | 20,754 | CONDITION ELEM CD | |
| EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 416 | | 70.03 | 29,134 | EXTERIOR | |
| ROOF SHAPE | 3 | GAMBREL | 1.00 | A | BAS | L | BASE AREA | 832 | 1971 | 213.30 | 177,462 | INTERIOR | |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 832 | 1971 | 193.97 | 161,383 | KITCHEN | |
| FLOOR COVER | 14 | COMB | 1.00 | B | OPA | N | OPEN PORCH | 355 | | 51.50 | 18,283 | BATHS | |
| INT FINISH | 2 | DRYWALL | 1.00 | C | AGR | N | ATT GARAGE | 624 | | 41.89 | 26,142 | HEAT | |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | ELECT | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| EFF.YR/AGE | | 1990 / 32 | | | | | | | | | | | |
| COND | 25 | 25 % | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | |
| DEPR | 25 | % GD | 75 | | | | | | | | | | |
| RCNLD | \$334,700 | | | | | | | | | | | | |