

Key: 10702

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.356

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | | | |
|--|--|--|--|--|--|--|--|---------------|----|------------|--------------|------------|----|--------|----------|
| TURNER ROBERT C & KRISTINE DOYLE PO BOX 85 HUMAROCK, MA 02047 | | | | 70-2-27-0 | | | | 6 ATLANTIC DR | | | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| | | | | TURNER ROBERT C & LORUSSO ANTONIO J JR AND FLANAGAN THOMAS A | | | | 08/29/1989 | QS | 317,000 | 9326-2 | 01/10/1979 | QS | 89,000 | 4599-120 |

| 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 | % |
| 08-473 | 09/24/2008 | 3 | ALTERATIONS | 9,500 | 09/08/2009 | SJ | 100 | 100 |
| 02-164 | 04/02/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 93-130 | 03/27/1993 | 2 | ADDITIONS | | | | 100 | 100 |
| 92-37 | 01/14/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-235 | 05/15/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

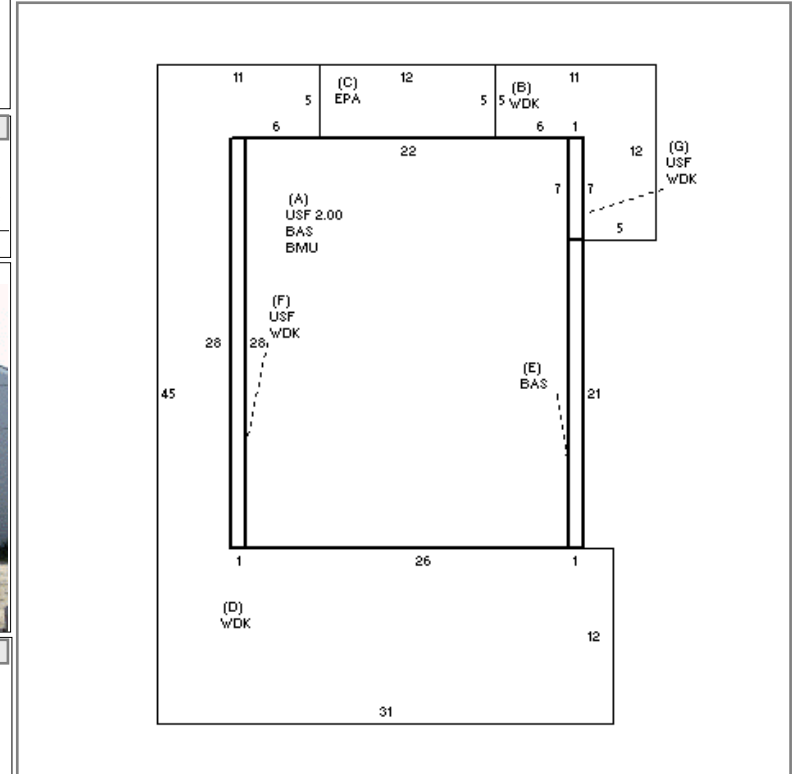
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 5,221 | HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 748,000 | 6.64 | 100 | 1.00 | WF7 | 1.70 | | 595,180 |

| TOTAL | 5,221 SF | ZONING | | FRNT | 50 | | | | | | |
|----------|----------|---------|----------|---------|----------|---------|---|---|-------|---------|---------|
| ASSESSED | LAND | 595,200 | CURRENT | 509,300 | PREVIOUS | 509,300 | | | | | |
| BUILDING | 339,200 | 318,600 | DETACHED | 0 | 0 | OTHER | 0 | 0 | TOTAL | 934,400 | 827,900 |

DETACHED

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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/8/2009 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/31/2002 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/2/2001 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1975 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 452,200 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|------------|------------|
| NET AREA | 1,904 | DETAIL ADJ | 1.020 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 616 | | 55.53 | 34,206 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$238 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 1,267 | 1975 | 188.69 | 239,071 | EXTERIOR | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 692 | | 38.40 | 26,573 | INTERIOR | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | EPA | N | ENCLOSED PORCH | 60 | | 90.20 | 5,412 | KITCHEN | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | + | BAS | L | BASE AREA | 637 | 1975 | 207.49 | 132,171 | BATHS | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | HEAT | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | ELECT | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1990 / 32 |
| | | | | | | | | | | | | | | | | | COND | 25 25% |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | | RCNLD | \$339,200 |