

Key: 3253

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.136

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|---------------|--|--|--|
| TURCOTTE PAUL & BROWN BONNIE S/O PEAK MANAGEMENT SOLUTIONS 229 LAWRENCE LANE GLEN COVE, NY 11542 | | | | 28-4-5-0 | | | | 61 SEASIDE RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| PEAK MANAGEMENT SOLUTIONS | | | | 06/15/2023 | V | 1,800,000 | 58006-175 | | | | |
| TURCOTTE PAUL & BROWN BON | | | | 08/04/2017 | V | 495,000 | 48758-211 | | | | |
| NANNARONE LEONARD J & | | | | 11/27/2013 | U | 350,000 | 43870-349 | | | | |

| 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 | % |
| 18-278 | 06/06/2018 | 1 | NEW CONST | 841,400 | 07/16/2019 | JD | 100 | 100 |
| 17-812 | 12/27/2017 | 4 | DEMO | 65,000 | 04/17/2018 | JD | 100 | 100 |
| 92-46 | 01/17/1992 | 3 | ALTERATIONS | | | | 100 | 100 |
| 89-57 | 02/01/1989 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

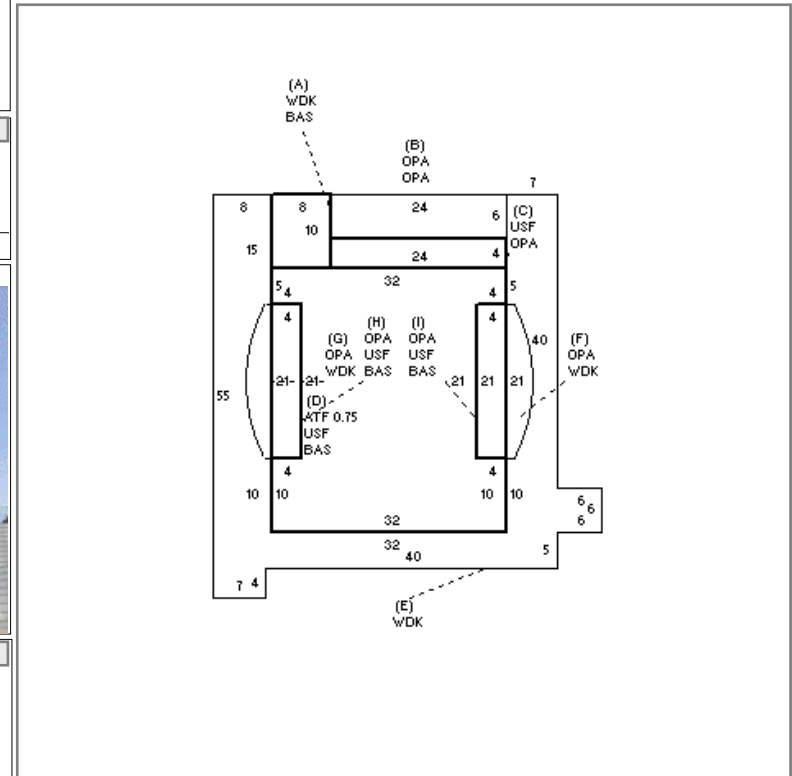
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 6,875 OS | 1.00 | 100 | 1.00 | 704,000 | 5.10 | 100 | 1.00 | WF7 | 1.60 | 567,110 |

| TOTAL | 6,875 SF | ZONING | FRNT | 151 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|------------------|-------|-----------|-----------|-----------|-----------|
| Ngh | OCEANSIDE | N O T E | | | LAND | 567,100 | 515,600 |
| Inf1 | FACTOR 100 | | LAND | 1,441,600 | 1,224,100 | | |
| Inf2 | PHY 100 | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 2,008,700 | 1,739,700 |

DETACHED

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



| BUILDING | CD | ADJ | DESC | MEASURE | 7/16/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/16/2019 | EST |
| STYLE | 20 | 1.35 | NEW STYLE [100%] | REVIEW | | |
| QUALITY | E | 1.80 | EXCELLENT [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| Generator |

BUILDING

| YEAR BLT | 2019 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 1,486,138 | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|-----------|------------|-------------|
| NET AREA | 3,218 | DETAIL ADJ | 1.375 | FOUNDATION | 1 | PIER | 0.98 | + | BAS | L | BASE AREA | 1,232 | 2019 | 463.82 | 571,424 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$462 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | OPA | N | OPEN PORCH | 664 | | 92.70 | 61,553 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | USF | L | UPPER STORY FIN | 1,248 | 2019 | 421.79 | 526,397 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | ATF | L | ATTIC FINISH | 738 | 2019 | 299.68 | 221,162 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 1,068 | | 69.12 | 73,820 | BATHS | A | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | GFP | O | GAS FIREPLACE | 1 | | 10,000.80 | 10,001 | BATHS | A | | |
| | | | | HEATING/COOLING | 11 | HW/COOL AIR | 1.04 | | | | | | | | | HEAT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | ELECT | A | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2019 / 3 |
| | | | | | | | | | | | | | | | | | | COND | 3 3 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 3 % GD 97 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$1,441,600 |