

Key: 4242

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.031

LEGAL

LAND

DETACHED

BUILDING

INDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|-----------------------|-------------|--|--|--|
| O'BRIEN ANDREW J TR & ANN M TR ETAL 5 TURNER ROAD SCITUATE, MA 02066 | | | | 39-3-5-0 | | | | 5 TURNER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| O'BRIEN ANDREW J TR & O'BRIEN ANDREW J & ANN M | | | | 07/09/1997 | F | 180,000 | 1 (91695) (C00081331) | | | | |
| HULL COOPERATIVE BANK | | | | 04/18/1991 | QS | | 10031-8406 | | | | |
| | | | | 11/28/1990 | XX | | | | | | |

| 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 % |
| 98-24 | 02/03/1998 | 3 | ALTERATIONS | | | | 100 100 |
| 96-126 | 04/01/1996 | 3 | ALTERATIONS | | | | 100 100 |
| 90-732 | 12/06/1990 | 3 | ALTERATIONS | | | | 100 100 |
| 86-620 | 10/01/1986 | 2 | ADDITIONS | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 14,331 | OS 1.00 | 100 | 1.00 | 440,000 | 2.55 | 100 | 1.00 | R03 | 1.00 | 368,960 |

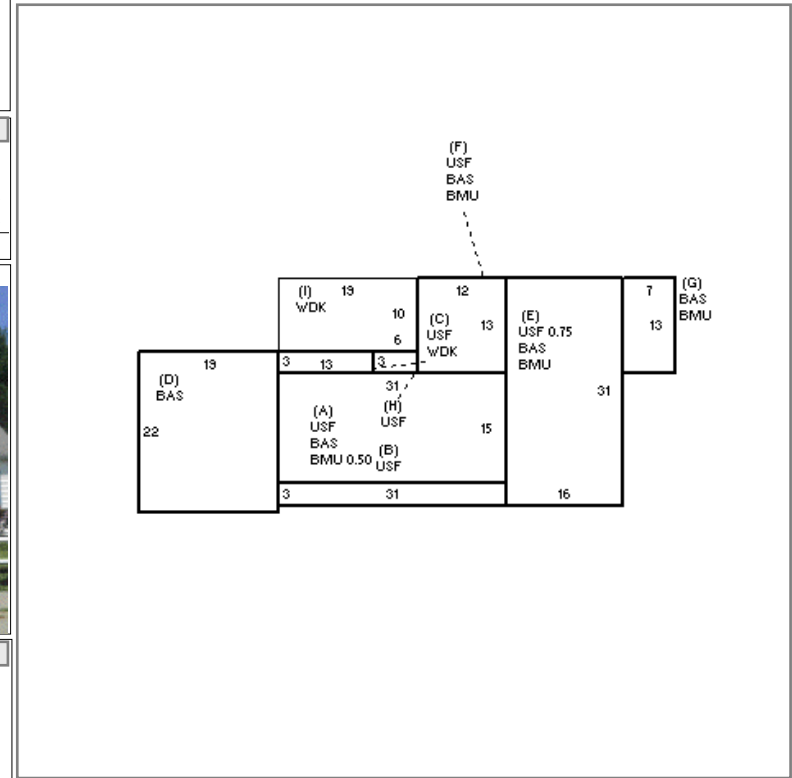
| TOTAL | 14,331 SF | ZONING | | FRNT | 230 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 369,000 | 335,400 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 405,600 | 392,700 | | | |
| Inf2 | PHY 100 | | DETACHED | 1,600 | 1,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 776,200 | 729,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 40 0.60 18X12 | | 216 | 12.10 | 1,600 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/1/2009 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/1/2009 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/20/2023 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

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



| YEAR BLT | 1960 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 579,402 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 2,769 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 976 | | 47.49 | 46,349 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$209 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | USF | L | UPPER STORY FIN | 1,143 | 1960 | 173.87 | 198,736 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 229 | | 38.40 | 8,794 | INTERIOR | G | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,626 | 1960 | 191.20 | 310,884 | KITCHEN | A | | |
| | | | | FLOOR COVER | 34 | COMB | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | BATHS | A | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | U | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1973 / 49 |
| | | | | | | | | | | | | | | | | | | COND | 30 30 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 30 % GD 70 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$405,600 |