

Key: 4357

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.128

LEGAL

LAND

DETACHED

BUILDING

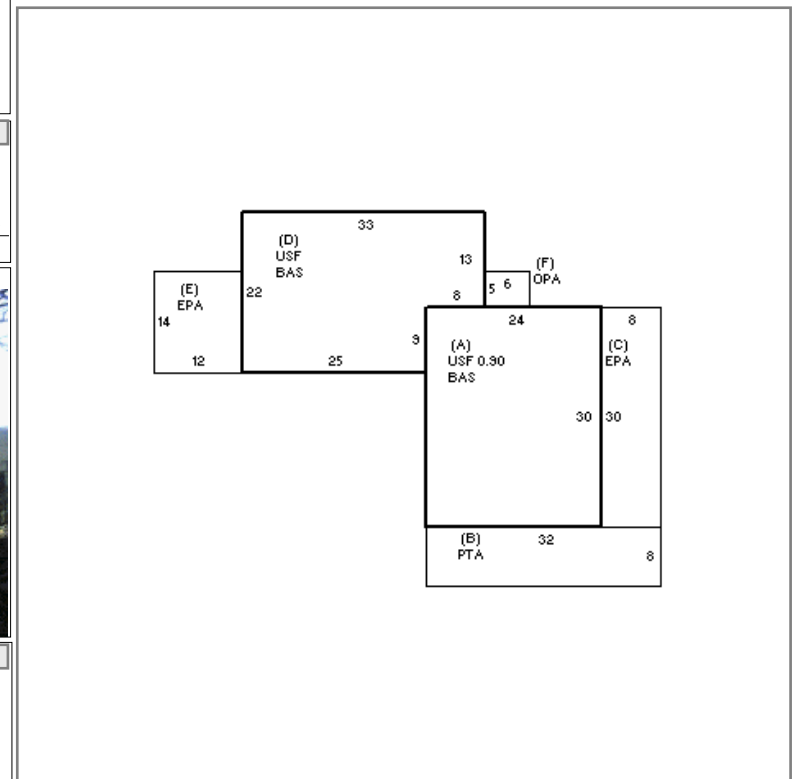
CURRENT OWNER				PARCEL ID				LOCATION			
MAGUIRE MICHAEL D & LAURA T 57 TURNER ROAD SCITUATE, MA 02066				39-8-6-0				57 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAGUIRE MICHAEL D & LAURA				08/15/2002	QS	340,000	22633-29				
CHIPMAN ARTHUR & LOUISE				01/01/1977	XX		4208-771				
BURNELL THOMAS D & PHYLLI				01/01/1970	XX		3533-632				

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	%
20-133	02/26/2020	2	ADDITIONS	270,000	07/07/2020	JD	100	40
20-133	02/26/2020	2	ADDITIONS	270,000	04/15/2021	JD	100	100
13-380	06/21/2013	3	ALTERATIONS		07/09/2014	MR	100	100
05-531	08/23/2005	3	ALTERATIONS	8,000	07/06/2006	SJ	100	100
03-459	07/01/2003	3	ALTERATIONS	2,000	08/04/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,381	OS 1.00	100	1.00	440,000	1.92	100	1.00	R03	1.00	376,830

TOTAL	19,381 SF	ZONING		FRNT	282	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	376,800	342,600			
Inf1	FACTOR 100		BUILDING	647,000	575,500			
Inf2	PHY 100		DETACHED	14,500	13,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,038,300</b>	<b>931,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30	15X18	270	49.28	4,000
SHF	A	1.00	30 0.70	8X12	96	14.95	1,000
DGF	-	0.90	50 0.50	22X20	440	43.01	9,500



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/15/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	743,700			
NET AREA	2,676	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	720	1900	266.46	191,850	CONDITION ELEM	CD			
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	648	1900	242.32	157,021	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	256		16.39	4,195	INTERIOR	G			
				ROOF COVER	2	WOOD SHINGLES	1.01	+	EPA	N	ENCLOSED PORCH	408		99.22	40,482	KITCHEN	G			
				FLOOR COVER	2	SOFTWOOD	1.00	D	BAS	L	BASE AREA	654	2020	266.46	174,263	BATHS	G			
				INT FINISH	1	PLASTER	1.00	D	USF	L	UPPER STORY FIN	654	2020	242.31	158,474	HEAT	A			
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	OPA	N	OPEN PORCH	30		56.65	1,700	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063					
																		EFF.YR/AGE	2009 / 13	
																		COND	13 13 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$647,000	