

Key: 4362

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.133

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | | PARCEL ID | | | | | LOCATION | | | | | | |
|---|---|----------|--|-----|------------|-------|---------------------------|-------|------|-----------|------|--------------|-------|-----|------------|----|--------------|-----------|
| LEMA PATRICK & FERULLO KELSEY 68 TURNER RD SCITUATE, MA 02066 | | | | | | | 39-9-3-0 | | | | | 68 TURNER RD | | | | | | |
| | | | | | | | TRANSFER HISTORY | | | | | DOS | | T | SALE PRICE | | BK-PG (Cert) | |
| | | | | | | | LEMA PATRICK & FERULLO KE | | | | | 07/17/2020 | | QS | 561,400 | | 53093-145 | |
| | | | | | | | CUNNIFF SUSAN M TR | | | | | 06/25/2019 | | U | 535,000 | | 51282-105 | |
| SULLIVAN KENNETH L | | | | | 05/07/2018 | | H | 1 | | 49770-117 | | | | | | | | |
| CD | T | AC/SF/UN | | Nqh | | Infl1 | | Infl2 | | ADJ BASE | | SAF | Infl3 | | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 7,500 | | OS | 1.00 | 100 | 1.00 | 100 | 1.00 | 440,000 | 4.70 | 100 | 1.00 | R03 | 1.00 | | | 355,920 |

| | | | | | | | | |
|-------|------------|--------|--|------|-----|----------|---------|----------|
| TOTAL | 7,500 SF | ZONING | | FRNT | 172 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | OCEANSIDE | NOTE | | | | LAND | 355,900 | 323,600 |
| Infl1 | FACTOR 100 | | | | | BUILDING | 383,300 | 341,000 |
| Infl2 | PHY 100 | | | | | DETACHED | 1,500 | 1,400 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 740,700 | 666,000 |

| | | | | | | | |
|-----|------|--------------|----------|----|-------|-----------|-------|
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
| SHF | A | 1.00 10 0.90 | 12 X 10 | | 120 | 13.93 | 1,500 |



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

| | | | | | | |
|----------|----|------|----------------------|---------|-----------|-----|
| BUILDING | CD | ADJ | DESC | MEASURE | 7/22/2021 | JD |
| MODEL | 1 | | RESIDENTIAL | LIST | 7/22/2021 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 9/10/2020 | JD |
| QUALITY | + | 1.10 | AVG +/-GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| | | | | | | | | | | | | | | | | | | | | |
|--------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|-----------|------------|----|-----------|
| YEAR BLT | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 491,367 | | | |
| NET AREA | 1,497 | DETAIL ADJ | 1.200 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 884 | | 53.81 | 47,570 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$328 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 429 | 1920 | 256.84 | 110,184 | EXTERIOR | G | | | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,068 | 1920 | 282.43 | 301,635 | INTERIOR | G | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | F | WDK | N | WOOD DECK | 160 | | 42.24 | 6,758 | KITCHEN | V | | | |
| STORIES | 1.75 | 1.00 | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | OPA | N | OPEN PORCH | 192 | | 56.65 | 10,877 | BATHS | G | | | |
| ROOMS | 5 | 1.00 | | INT FINISH | 1 | PLASTER | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | HEAT | U | | | | |
| BEDROOMS | 2 | 1.00 | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | ELECT | A | | |
| BATHROOMS | 1 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | EFF.YR/AGE | | 1997 / 25 |
| # 1/2 BATHS | 1 | 1.00 | | | | | | | | | | | | | | COND | 22 | 22 % | | |
| TOT FIXTURES | 5 | \$5,280 | | | | | | | | | | | | | | FUNC | 0 | | | |
| # UNITS | 1 | 1.00 | | | | | | | | | | | | | | ECON | 0 | | | |
| | | | | | | | | | | | | | | | | DEPR | 22 | % GD | 78 | |
| | | | | | | | | | | | | | | | | RCNLD | \$383,300 | | | |

