

Key: 4385

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.155

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BABINEAU REGINALD J & DEBORAH R 28 TURNER ROAD SCITUATE, MA 02066				39-26-14-0				28 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BABINEAU REGINALD J & DAY CHRISTOPHER & JENNIFE				06/25/1993	QS	154,000	(84817)					
MAHONEY LAWRENCE B JR & J				12/05/1989	XX		(C00079446)					
				01/19/1989	QS	155,000	78140-					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	440,000	6.92	100	1.00	R03		349,460

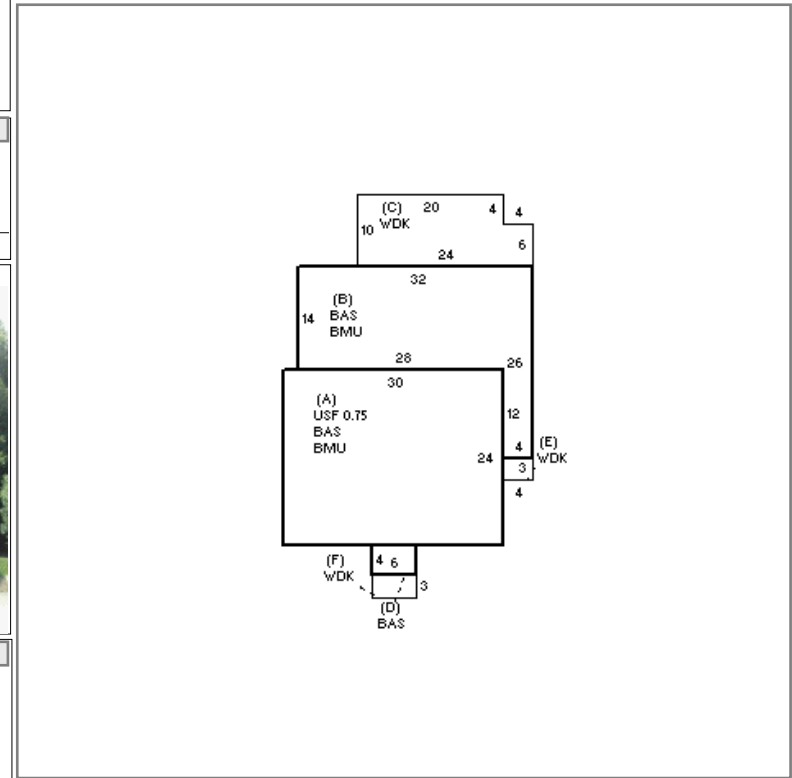
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
19-701	09/18/2019	3	ALTERATIONS	15,000	07/08/2020	JD	100 100
00-524	10/31/2000	3	ALTERATIONS				100 100
96-460	09/27/1996	2	ADDITIONS				100 100
93-707	11/29/1993	3	ALTERATIONS				100 100

TOTAL	5,009 SF	ZONING	OCEANSIDE	FRNT	162	ASSESSED	LAND 349,500	CURRENT	317,700	PREVIOUS	333,000	
Ngh	FACTOR 100	NOTE		BUILDING	0	DETACHED	0	OTHER	0	TOTAL	723,700	650,700
Infl1	PHY 100											
Infl2												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/8/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,024		
NET AREA	1,780	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,216		44.75	54,419	CONDITION ELEM	CD		
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	540	1981	206.23	111,365	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	254		38.40	9,754	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,240	1981	226.78	281,206	KITCHEN	V		
				FLOOR COVER	13	COMB	1.00									BATHS	G		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																	EFF.YR/AGE	2003 / 19	
																	COND	18 18 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	19 % GD 81	
																	RCNLD	\$374,200	