

Key: 4389

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.158

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HOULIHAN JOHN B 26 TURNER RD SCITUATE, MA 02066				39-26-16-0				26 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOULIHAN JOHN B				08/29/2014	QS	500,000	(120931)				
VAUGHN DAVID & WELCH AARO				09/09/2011	QS	420,000	(116494)				
SHEA SIOBHAN M &				04/15/2010	F	1	(114516)				

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	%
01-540	09/26/2001	2	ADDITIONS				100	100
95-270	05/24/1995	3	ALTERATIONS				100	100

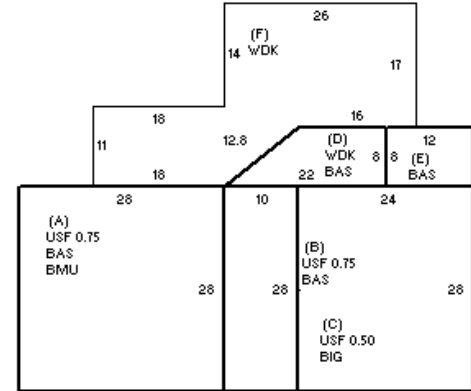
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Inf1	FACTOR 100		BUILDING	287,900	267,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						649,100	595,600

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2015	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%]			

BLDG COMMENTS

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YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	625,944	
NET AREA	2,430	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	784		50.86	39,872	CONDITION ELEM	CD	
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,134	1947	198.96	225,616	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,296	1947	218.78	283,537	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	672		46.31	31,123	KITCHEN			
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	816		38.40	31,334	BATHS			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1			7,281.00	7,281	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02									ELECT			
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00												
TOT FIXTURES	8	\$7,181																
# UNITS	1	1.00																
																EFF.YR/AGE	1957 / 65	
																COND	54 54 %	
																FUNC	0	
																ECON	0	
																DEPR	54 % GD 46	
																RCNLD	\$287,900	