

Key: 4397

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.166

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FAHEY JOHN M & NANCY E 12 TURNER ROAD SCITUATE, MA 02066				39-26-21-0				12 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAHEY JOHN M & NANCY E				04/30/1996	QS	172,000	(89529)				
GAYTON ROBERT M & MARIE T				01/18/1994	XX	100	(C00085835)				
GAYTON ROBERT M JR				03/04/1985	XX		70881-0				

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	%
22-1234	11/28/2022	2	ADDITIONS	204,000	05/18/2023	NC	100	100
19-758	10/10/2019	3	ALTERATIONS	42,850	07/08/2020	JD	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,552	OS	1.00	1.00	1.00	1.00		R03	1.00		382,780

TOTAL	23,566 SF	ZONING		FRNT	289	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	382,800	348,000			
Inf1	FACTOR 100		BUILDING	668,600	352,700			
Inf2	PHY 100		DETACHED	600	600			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,052,000</b>	<b>701,300</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	50 0.50	12 X 8	96	13.45	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/6/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1915	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,794	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,054		46.48	48,988	
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,054	1915	236.06	248,804	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	748	1915	214.67	160,572
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	C	WDK	N	WOOD DECK	400		38.40	15,360	
ROOMS	10	1.00	FLOOR COVER	2	SOFTWOOD	1.00	1.00	D	BAS	L	BASE AREA	212	2022	236.06	50,044	
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	1.00	E	OPA	N	OPEN PORCH	30		51.50	1,545	
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	1.03	F	F	N	BUILT-IN GARAGE	780		49.60	38,689	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	1.00	F	USF	L	UPPER STORY FIN	780	2022	214.67	167,442	
TOT FIXTURES	10	\$9,888						F	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
# UNITS	1	1.00							ODS	O	OUT DOOR SHOWER	1		1,658.00	1,658	

TOTAL RCN	751,229
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2011 / 11
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$668,600

