Key: 4398

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,167

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOYD ALICE 6 TURNER RD SCITUATE, MA 02066	39-26-22-0	6 TURNER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOYD ALICE	06/01/2020	QS	630,000	(130235)
LIDDIARD DAMIAN & JENNIFE	08/04/2011	H	310,000	(116371)
JACKSON PHILIP S JR	01/01/1956	QS		(21770)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

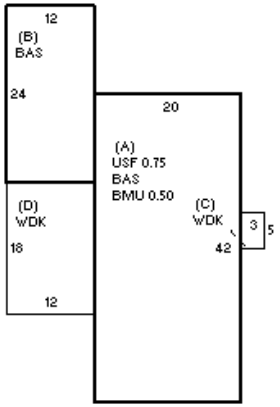
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/27/2021	JD	100	100
15-880	12/22/2015	2	ADDITIONS	15,000	07/12/2016	SJ	100	5
15-880	12/22/2015	3	ALTERATIONS	40,000	07/17/2017	SJ	100	95
14-272	05/22/2014	3	ALTERATIONS	11,000	07/09/2014	MR	100	100
12-059	02/08/2012	3	ALTERATIONS	40,000	08/02/2012	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,109	OS 1.00	100 1.00	100 1.00	440,000	2.29	100 1.00	R03 1.00			371,830

TOTAL	16,117 SF	ZONING		FRNT	358
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	371,800	338,000
BUILDING	423,400	376,700
DETACHED	7,700	7,300
OTHER	0	0
TOTAL	**802,900**	**722,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50	20 X 14		280	54.75	7,700

PHOTO 08/02/2021

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/27/2021	JD
LIST	7/27/2021	EST
REVIEW	9/23/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,758	DETAIL ADJ	1.144
$NLA(RCN)	$287	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,040
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	420		69.47	29,175
A	USF	L	UPPER STORY FIN	630	1925	236.41	148,939
+	BAS	L	BASE AREA	1,128	1925	259.97	293,241
+	WDK	N	WOOD DECK	231		42.24	9,757
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		6,111.60	6,112
	ODS	O	OUT DOOR SHOWER	1		1,688.50	1,689

TOTAL RCN	504,016

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2006 / 16	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$423,400