

Key: 4409

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.178

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
JACKSON ROGER & OVANS SUSAN 23 TURNER RD SCITUATE, MA 02066				39-6-8-0				23 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
JACKSON ROGER & OVANS SUS				01/15/2020	QS	544,300 (129715)						
CAMPBELL LAURIE				11/18/2014	QS	429,000 (121261)						
BAKER DARRELL S & CHAIREL				05/25/2012	QS	354,500 (117483)						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,899 OS	1.00	100	1.00	440,000	3.99	100	1.00	R03		358,970

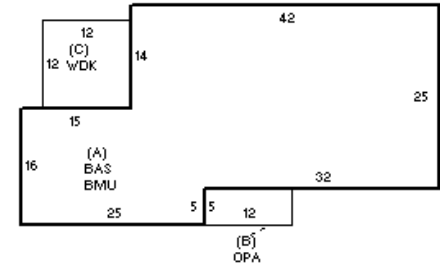
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-104	03/31/2010	7	OTHERS		07/22/2021	JD	100	100
10-104	03/31/2010	3	ALTERATIONS	180,000	05/18/2010	SJ	100	100
10-104	03/31/2010	3	ALTERATIONS	180,000	05/20/2011	SJ	100	100
		7	OTHERS		05/26/2009	SJ	100	50

LEGAL LAND

TOTAL	8,886 SF	ZONING	FRNT	209	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	359,000	326,300
Infl1	FACTOR 100		BUILDING	311,400	277,100		
Infl2	PHY 100		DETACHED	3,400	3,200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>673,800</b>	<b>606,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 18 X 12		216	12.10	1,800
PTD	A	1.00 30	0.70 18 X 16		288	7.96	1,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/14/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

BUILDING

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	362,148		
NET AREA	1,340	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,340		48.12	64,475	CONDITION ELEM	CD		
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,340	1940	211.62	283,570	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	60		56.65	3,399	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	144		42.24	6,083	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	V		
				INT FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$311,400