

Key: 4411

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.180

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GUINAN THOMAS P & ALLISON W 27 TURNER RD SCITUATE, MA 02066				39-6-6-0				27 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GUINAN THOMAS P & ALLISON				03/29/2010	QS	448,000 (114472)					
MORRISSEY ROBERT J TR				08/13/2009	O	125,000 (113636)					
LITCHFIELD MARSHALL B TRU				06/27/1991	QS	130,000 (81612)					

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	%
09-337	07/31/2009	1	NEW CONST	250,000	05/18/2010	SJ	100	100
09-012	01/15/2009	4	DEMO		05/15/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,984	OS 1.00	100	1.00	440,000	3.96	100	1.00	R03		359,140

TOTAL	8,973 SF	ZONING		FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	359,100	326,500		
Inf1	FACTOR 100		BUILDING	399,200	373,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	758,300	700,000		

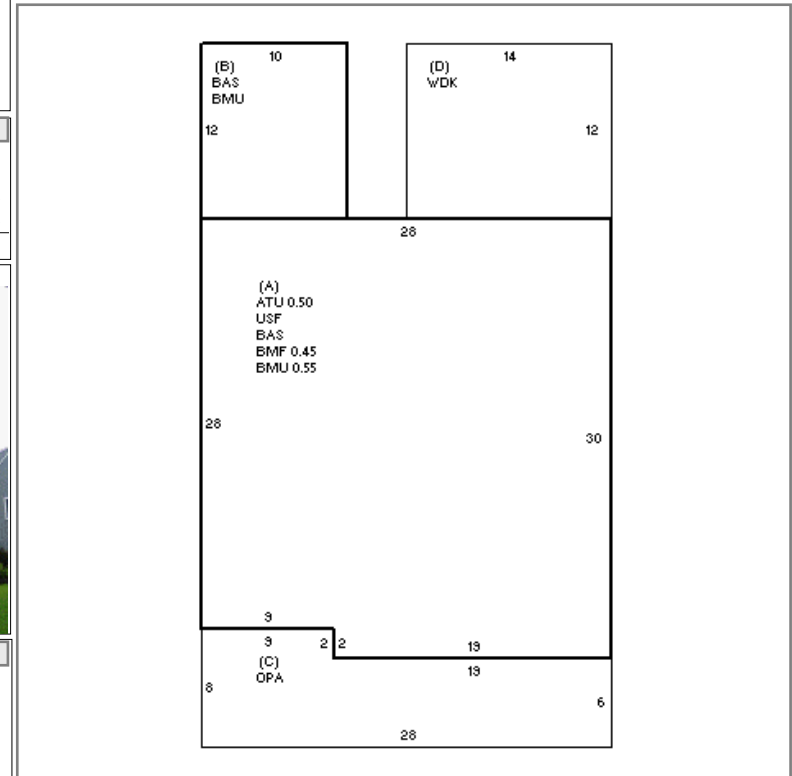
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/18/2010	SJ
MODEL	1		RESIDENTIAL	LIST	5/18/2010	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.030
\$NLA(RCN)	\$257	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$4,944
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	572		47.99	27,453
EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	370		67.37	24,928
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	942	2010	212.78	200,440
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	822	2010	193.50	159,059
FLOOR COVER	13	COMB	1.00	A	ATU	N	ATTIC UNF	411		37.00	15,207
INT FINISH	1	PLASTER	1.00	C	OPA	N	OPEN PORCH	186		51.50	9,579
HEATING/COOLING	9	WARM/COOL AIR	1.03	D	WDK	N	WOOD DECK	168		38.40	6,451
FUEL SOURCE	2	GAS	1.00	G	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN	453,617
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$399,200