

Key: 4416

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.185

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CURRENT OWNER				PARCEL ID				LOCATION			
RYAN MAGGIE & LOHAN CONOR 33 TURNER RD SCITUATE, MA 02066				39-6-9-0				33 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RYAN MAGGIE & LOHAN CONOR				01/12/2021	QS	515,000 (131398)					
OCONNELL JOSEPH F &				06/26/2017	QS	356,000 (125359)					
KEYES SUZANNE M				10/11/1995	F	70,000 (88673)					

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	%
22-0590	06/06/2022	7	OTHERS		07/13/2022	JD	100	100
09-320	07/21/2009	3	ALTERATIONS	25,000	07/13/2022	JD	100	100
08-607	12/10/2008	7	OTHERS	9,800	07/13/2010	SJ	100	100
94-183	05/26/1994	3	ALTERATIONS	3,200	07/29/2009	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,433	OS 1.00	100	1.00	440,000	5.44	100	1.00	R03	1.00	353,350

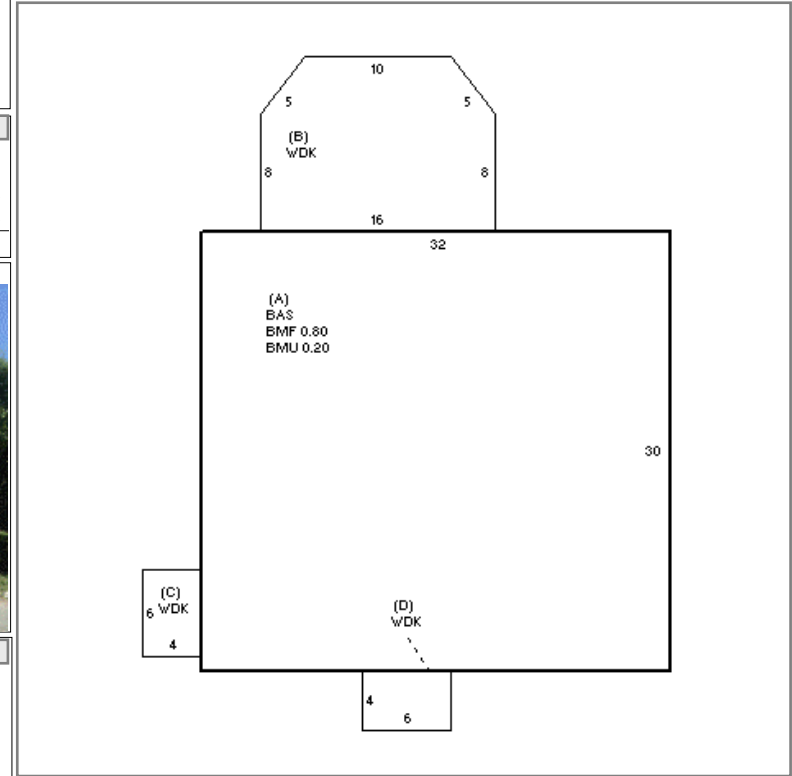
TOTAL	6,447 SF	ZONING	FRNT	253	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	353,400	321,200
Inf1	FACTOR 100		BUILDING	198,700	176,800		
Inf2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
					TOTAL	552,700	498,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 6		48	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	mls
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YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	0.867
\$NLA(RCN)	\$287	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,162	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	275,909
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	192		47.70	9,158		
EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	768		66.96	51,426		
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	960	1951	209.63	201,245		
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	228		38.40	8,755		
FLOOR COVER	14	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,163.00	1,163		
INT FINISH	1	PLASTER	1.00										
HEATING/COOLING	2	HOT WATER	1.02										
FUEL SOURCE	2	GAS	1.00										
CONDITION ELEM												CD	
EXTERIOR												G	
INTERIOR												G	
KITCHEN												G	
BATHS												G	
HEAT												A	
ELECT												A	
EFF.YR/AGE												1977 / 45	
COND												28 28 %	
FUNC												0	
ECON												0	
DEPR												28 % GD 72	
RCNLD												\$198,700	