

Key: 4419

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.188

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
NADEAU LARRY WAYNE & WARD SUSAN JOY 35 TURNER RD SCITUATE, MA 02066				39-6-10-0				35 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
NADEAU LARRY WAYNE & WARD SUSAN				04/11/2019	F	100	(128348)					
NADEAU LARRY & WARD SUSAN				10/13/2017	G	10,000	(98870)					
NADEAU LARRY & WARD SUSAN				02/28/2001	F	100	(98870)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,366	OS 1.00	100	1.00	440,000	4.23	100	1.00	R03	1.00	357,840

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	%
03-111	03/20/2003	5	SPLIT/SUB/LA		06/01/2018	JD	100	100
96-80	03/01/1996	3	ALTERATIONS	23,000	06/08/2005	SJ	100	100
SS-19-09		3	ALTERATIONS		08/03/2004	SJ	100	100
		2	ADDITIONS				100	100
		5	SPLIT/SUB/LA				100	100

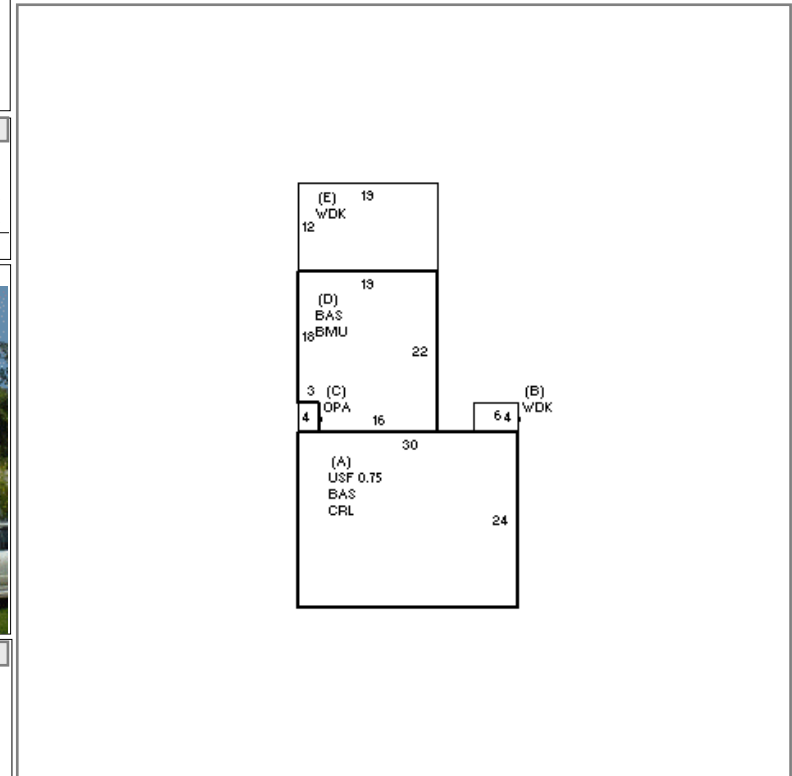
TOTAL	8,366 SF	ZONING	FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	357,800	325,300		
Inf1	FACTOR 100		BUILDING	319,100	288,000		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
		TOTAL		678,100	614,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/6/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,430
NET AREA	1,666	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	720		11.21	8,071		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	720	1955	252.77	181,996		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	540	1955	229.87	124,130		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	252		42.24	10,645		
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	12		56.65	680		
				INT FINISH	1	PLASTER	1.00	D	BMU	N	BSMT UNFINISHED	406		50.20	20,381		
				HEATING/COOLING	1	FORCED AIR	1.00	D	BAS	L	BASE AREA	406	2004	252.77	102,626		
				FUEL SOURCE	99	N/A	1.00	F21	O		FPL 2S 1OP	1		9,062.90	9,063		



CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1972 / 50	
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$319,100