

Key: 4421

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.190

LEGAL

LAND

DETACHED

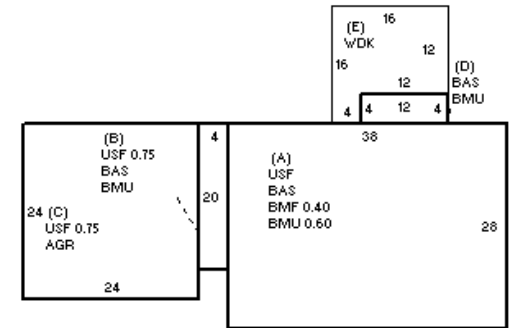
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
BRENNAN BLAIR T 41 TURNER RD SCITUATE, MA 02066				39-6-12-0				41 TURNER RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
BRENNAN BLAIR T				06/09/2015	QS	650,000	(121948)						
SCHUCHARD WILLIAM F &				04/20/2010	QS	575,000	(114534)						
WELBY BUILDERS.LLC				11/05/2009	H	125,000	(113969)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,542	OS 1.00	100	1.00	100	1.00	440,000	3.40	100	1.00	R03 1.00	362,240

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	%
16-292	05/31/2016	2	ADDITIONS	21,664	07/11/2016	SJ	100	100
09-448	09/28/2009	6	CYCL GROWTH		07/29/2015	SJ	100	100
		1	NEW CONST		05/18/2010	SJ	100	100

TOTAL	10,542 SF	ZONING	FRNT	98	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	362,200	329,300
Inf1	FACTOR 100		BUILDING	600,200	562,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	962,400	891,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

FY12 QUALITY CHANGE FROM VGD TO AVG+ PER FIELD REVIEW.

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	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2010	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	681,998	
NET AREA	2,748	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	766		49.46	37,886	CONDITION ELEM	CD	
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	426		69.43	29,578	EXTERIOR		
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,192	2010	216.86	258,501	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,556	2010	197.21	306,865	KITCHEN		
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	576		46.91	27,019	BATHS		
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	208		42.24	8,786	HEAT		
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	ELECT		
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	2010 / 12
																	COND	12 12 %
																	FUNC	0
																	ECON	0
																	DEPR	12 % GD 88
																	RCNLD	\$600,200