

Key: 4423

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.192

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
LARA DAVID & ANDREA 45 TURNER RD SCITUATE, MA 02066										39-6-13-0				45 TURNER RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
LARA DAVID & ANDREA										06/22/2022	QS	735,000		(134051)			
CHICKO JOANNA TR										10/24/2017	G	4,000		(121794)			
CHICKO JOANNA TR										05/08/2015	F	1		(121794)			

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	%
SS-19-09		5	SPLIT/SUB/LA		06/01/2018	JD	100	100
12-564	09/24/2012	3	ALTERATIONS	41,325	07/31/2013	SJ	100	100
11-593	09/20/2011	2	ADDITIONS	36,626	07/16/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,298	OS 1.00	100	1.00	440,000	2.40	100	1.00	R03		370,540

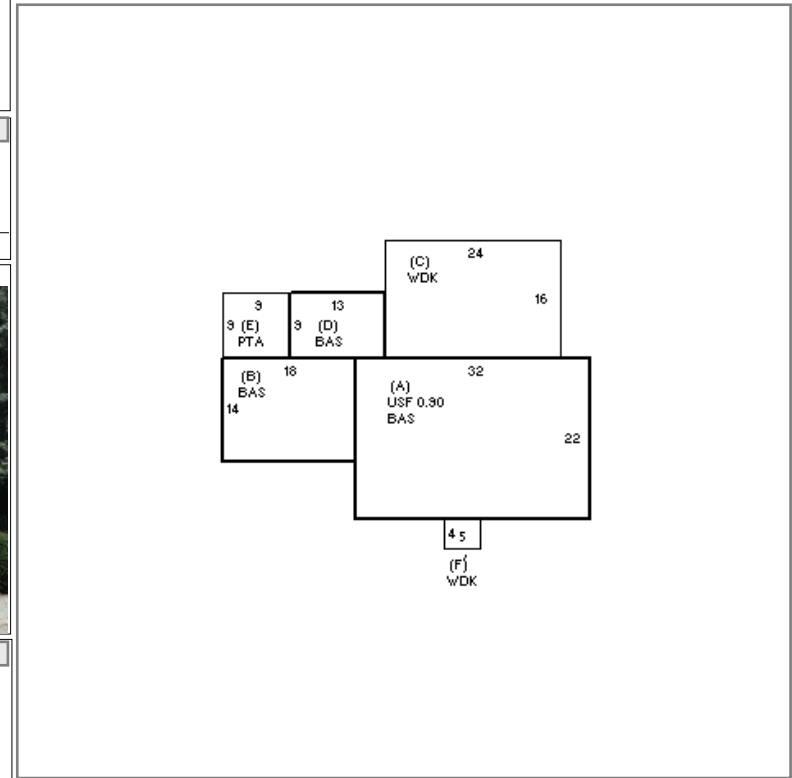
TOTAL	15,298 SF	ZONING		FRNT	104	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	370,500	336,900		
Inf1	FACTOR 100		BUILDING	309,200	273,800			
Inf2	PHY 100		DETACHED	22,800	21,000			
			OTHER	0	0			
				TOTAL	702,500	631,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10X12		120	13.93	1,300
DGF	A	1.00	10 0.90 22X24	2012	528	45.29	21,500



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/27/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,707	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,073	1949	233.21	250,230
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	634	1949	212.08	134,456
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	404		38.40	15,514
				ROOF COVER	1	ASPH SHINGLES	1.00	E	PTA	N	PATIO	81		14.90	1,207
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								



BLDG COMMENTS	MLS
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TOTAL RCN	406,793
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1991 / 31
COND	25 25%
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$309,200