

Key: 4425

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.194

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
FLEMING GREGORY J & AMY E 47 TURNER RD SCITUATE, MA 02066										39-6-17-C				47 TURNER RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
FLEMING GREGORY J & AMY E										04/12/2019	QS	500,000		(128358)			
BRADY LORRAINE M										04/15/1999	F	1		(95252)			
BRADY JOHN Y										01/01/1972	XX	46849-0					

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	%
98-571.1	04/20/1999	3	ALTERATIONS				100	100
98-571	11/06/1998	3	ALTERATIONS				100	100
90-692	11/07/1990	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,350	OS 1.00	100	1.00	440,000	3.17	100	1.00	R03	1.00	363,760

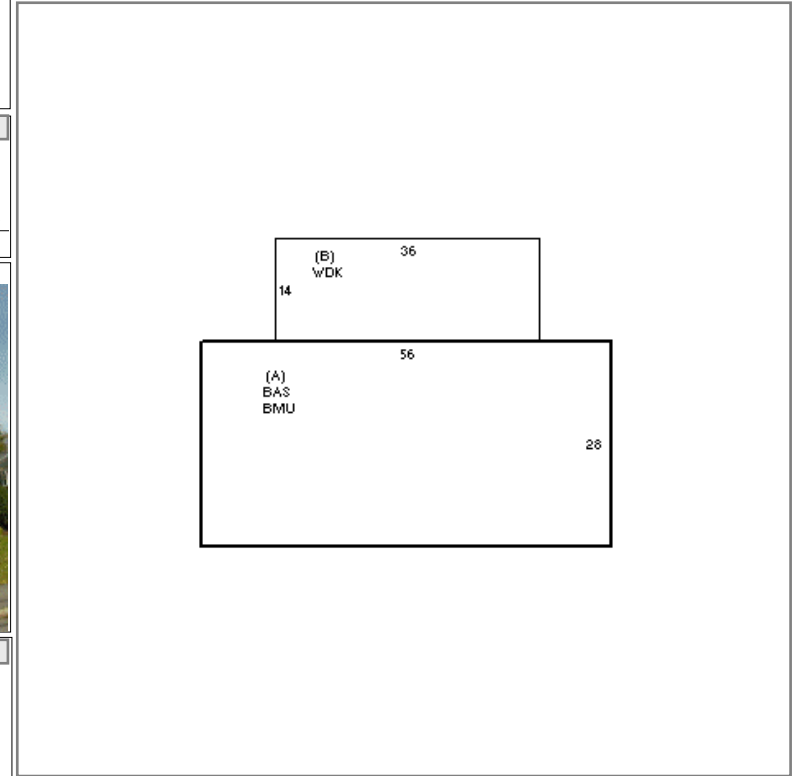
TOTAL	11,369 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	363,800	330,700		
Infl1	FACTOR 100		BUILDING	280,300	249,300		
Infl2	PHY 100		DETACHED	11,200	10,700		
			OTHER	0	0		
			TOTAL	655,300	590,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	1986	484	46.43	11,200



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/27/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/31/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	NOT IN MLS
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YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,568	DETAIL ADJ	0.841	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,568		42.27	66,277
\$NLA(RCN)	\$235	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,568	1985	177.99	279,091
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	504		38.40	19,354
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	13	COMB	1.00								
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	5	ELECTRIC BB	0.99								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	368,759
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	25 25 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$280,300