

Key: 4427

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.196

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN LAWRENCE & VALERIE 51 TURNER ROAD SCITUATE, MA 02066				39-6-17-A				51 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLYNN LAWRENCE & VALERIE				06/26/1979	QS			(62105)			
LEVITT MEYER & DOROTHY F				01/01/1978	XX			(C00057710)			
MCDONOUGH EDWARD D				01/01/1975	XX			(C00054005)			

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	%
91-620	11/13/1991	3	ALTERATIONS				100	100
88-146	04/01/1988	2	ADDITIONS				100	100

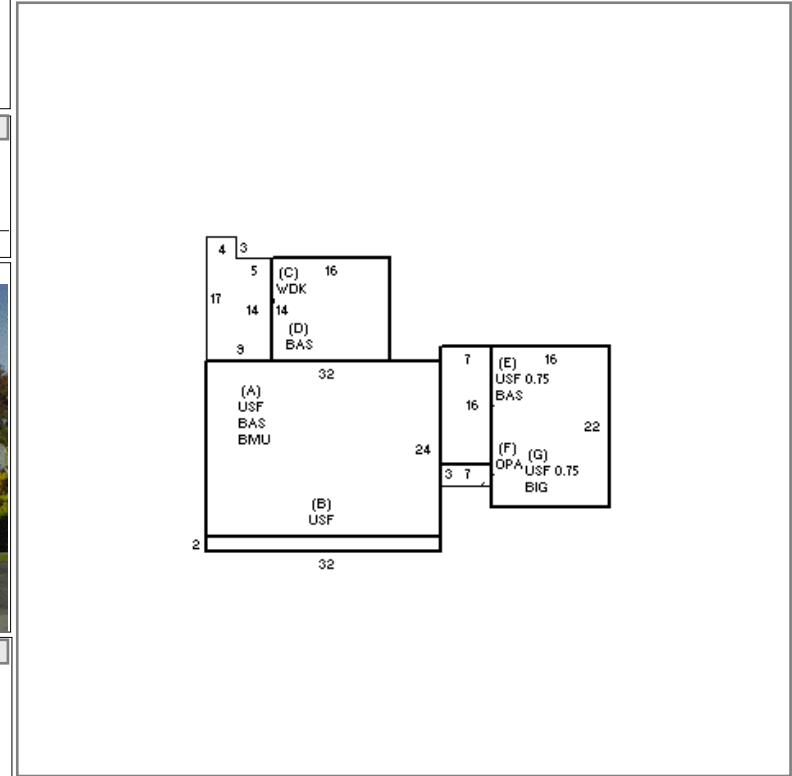
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,475	OS 1.00	100	1.00	440,000	2.90	100	1.00	R03	1.00	365,780

TOTAL	12,458 SF	ZONING		FRNT	92	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	365,800	332,500	
Inf1	FACTOR 100		BUILDING	377,800	355,700			
Inf2	PHY 100		DETACHED	17,500	16,600			
			OTHER	0	0			
				TOTAL	761,100	704,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70	1992	720	34.65	17,500



BUILDING	CD	ADJ	DESC	MEASURE	6/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/3/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,284	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
\$NLA(RCN)	\$221	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,180	1974	179.05	211,276
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK		38.40	5,299
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,104	1974	196.89	217,363
ROOMS	9	1.00		FLOOR COVER	14	COMB	1.00	F	OPA	N	OPEN PORCH	21		51.52	1,082
BEDROOMS	5	1.00		INT FINISH	2	DRYWALL	1.00	G	BIG	N	BUILT-IN GARAGE	352		48.73	17,153
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	5	\$4,000													
# UNITS	1	1.00													

TOTAL RCN	503,761 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			
EFF.YR/AGE	1990 / 32		
COND	25 25 %		
FUNC	0		
ECON	0		
DEPR	25 % GD 75		
RCNLD	\$377,800		