

Key: 4481

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.246

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CURRENT OWNER				PARCEL ID				LOCATION			
CAHILL JOHN 36 TURNER RD SCITUATE, MA 02066				39-26-11-0				36 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CAHILL JOHN				07/01/2016	QS	269,000 (123667)					
NABSTEDT STEPHEN D				04/04/2007	H	251,000 (110349)					
RIDGE KATHLEEN				07/01/2004	QS	280,000 (105630)					

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 %

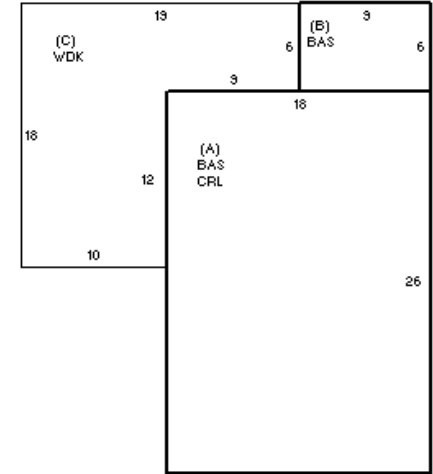
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000 OS	1.00	100	1.00	396,000	4.42	90	0.90	R03	1.00	321,340

TOTAL	8,015 SF	ZONING	INFL.3 = SHAPE/LOT DEPTH	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND		321,300	292,100	
Inf1	FACTOR 100			BUILDING		114,100	101,600	
Inf2	PHY 100			DETACHED		100	100	
				OTHER		0	0	
				TOTAL		435,500	393,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70			10	17.03	100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/7/2015	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	522	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	468		13.95	6,528
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	522	1987	265.74	138,715
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	234		38.40	8,986
STORIES		1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00								
ROOMS		3	1.00	FLOOR COVER	13	COMB	1.00								
BEDROOMS		1	1.00	INT FINISH	2	DRYWALL	1.00								
BATHROOMS		1	1.00	HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS		0	1.00	FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES		3	\$2,081												
# UNITS		1	1.00												

TOTAL RCN	156,310
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$114,100