Key: 4517

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,281

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCNIFF JOHN KEVIN TR **134 STONE RIDGE RD** **FRANKLIN, MA 02038**	**40-2-1-0**	**146 TURNER RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCNIFF JOHN KEVIN TR	02/08/2005	F		29966-192
MCNIFF JOHN K & CATHERINE	01/01/1974	QS		3869-224
O'CONNOR COLLINS C & EVEL	01/01/1968	XX		3412-64

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

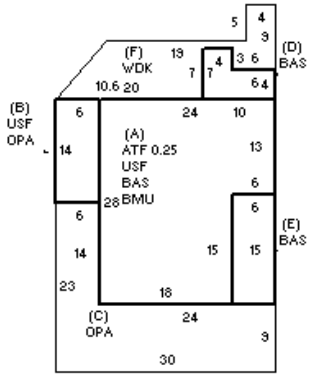
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		05/24/2023	JD	100	100
00-344	07/31/2000	3	ALTERATIONS				100	100
97-394	07/10/1997	3	ALTERATIONS				100	100
96-347	07/31/1996	3	ALTERATIONS				100	100
92-647	08/01/1992	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,586	OS 1.00	100 1.00	100 1.00	528,000	9.52	100 1.00	WV3 1.20			413,750

TOTAL	3,572 SF	ZONING		FRNT	126
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	413,800	376,100
BUILDING	287,300	141,900
DETACHED	0	0
OTHER	0	0
TOTAL	**701,100**	**518,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/24/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2023	JD
LIST	5/24/2023	EST
REVIEW	3/31/2011	ER

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,536	DETAIL ADJ	1.224
$NLA(RCN)	$292	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.25	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,875
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	582		56.84	33,078
+	USF	L	UPPER STORY FIN	666	1910	236.75	157,677
A	ATF	L	ATTIC FINISH	146	1910	168.21	24,559
+	OPA	N	OPEN PORCH	438		51.50	22,557
+	BAS	L	BASE AREA	724	1910	260.34	188,487
F	WDK	N	WOOD DECK	180		38.40	6,912
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	448,917
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD			$287,300