

Key: 4519

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.283

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MINICH CARL P & CATHERINE A 140 TURNER ROAD SCITUATE, MA 02066				40-2-4-0				140 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MINICH CARL P & CATHERINE				01/28/2000	QS	245,000	18239-223				
MCINTRYRE RICHARD G & ANN				10/05/1984	XX		5814-102				
MCNAMARA ALBERT J AND ELA				01/01/1975	XX		3984-285				

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	%
02-343	07/01/2002	7	OTHERS ALTERATIONS		05/23/2023	JD	100	100

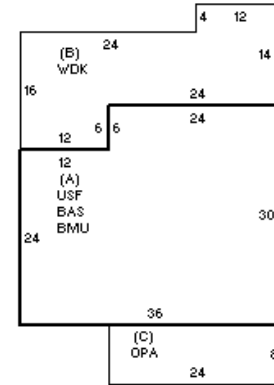
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,225 OS	1.00	100	1.00	528,000	3.86	100	1.00	WV3	1.20	431,570

TOTAL	9,235 SF	ZONING	C/W 18A	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	C/W 18A	LAND	431,600	392,300		
Inf1	FACTOR 100			BUILDING	318,300	160,800		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	749,900	553,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,016	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	10	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	5	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00
TOT FIXTURES	3	\$2,966					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		47.03	47,402
A	BAS	L	BASE AREA	1,008	1910	248.82	250,815
A	USF	L	UPPER STORY FIN	1,008	1910	226.28	228,089
B	WDK	N	WOOD DECK	480		38.40	18,432
C	OPA	N	OPEN PORCH	192		51.50	9,888
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	568,322
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$318,300