

Key: 4520

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.284

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCCAFFERTY EDWARD TR & BEVERLY A TR 138 TURNER RD SCITUATE, MA 02066				40-2-5-0				138 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCAFFERTY EDWARD TR & MCCAFFERTY EDWARD SR & BE				05/23/2022	V	1 56836-146					
MCCAFFERTY EDWARD SR &				03/16/2010	V	1 38330-185					
MCCAFFERTY EDWARD SR &				12/04/2009	V	1 37996-170					

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	%
05-470	06/01/2022	7	OTHERS		05/19/2023	NC	100	100
91-177	08/08/2005	3	ALTERATIONS	1,500	07/18/2006	SJ	100	100
	05/01/1991	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	3,126 OS	1.00	100	1.00	528,000	10.86	100	1.00	WV3	1.20	411,580

TOTAL	3,136 SF	ZONING	N, O, T, E	FRNT	50	ASSESSED	LAND 411,600 BUILDING 218,100 DETACHED 0 OTHER 0 TOTAL 629,700	CURRENT	374,200 157,300 0 0 531,500	PREVIOUS	
Ngh	OCEANSIDE	REMOVED INFL3 (FY12)				LAND	411,600		374,200		
Infl1	FACTOR 100				BUILDING	218,100		157,300			
Infl2	PHY 100				DETACHED	0		0			
					OTHER	0		0			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

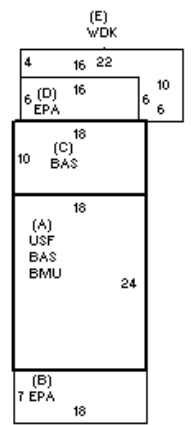


BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	RD
MODEL	1		RESIDENTIAL	LIST	5/19/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	340,795	
NET AREA	1,044	DETAIL ADJ	1.200	FOUNDATION	3	CONT WALL	1.00	A	BMU	N	BSMT UNFINISHED	432		63.15	27,281	CONDITION ELEM	CD	
\$NLA(RCN)	\$326	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	432	1910	256.95	111,004	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.00	+	EPA	N	ENCLOSED PORCH	222		90.20	20,024	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	612	1910	282.56	172,924	KITCHEN	A	
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	124		38.40	4,762	BATHS	A	
				INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00		HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											

BUILDING

CAPACITY			UNITS	ADJ
STORIES	2	1.00		
ROOMS	7	1.00		
BEDROOMS	2	1.00		
BATHROOMS	1	1.00		
# 1/2 BATHS	1	1.00		
TOT FIXTURES	5	\$4,800		
# UNITS	1	1.00		



EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$218,100