

Key: 4526

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.290

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LANCE JEFFREY J & WENDY M TRS 43 BARTON RD STOW, MA 01775				40-2-12-0				126 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LANCE JEFFREY J & WENDY M				05/31/2019	V	720,000	51179-326					
ADAMS MICHAEL ANTHONY TR				11/07/2016	F	1 47708-49						
ADAMS EILEEN M TR				04/22/2008	F	1 35873-28						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,786	OS 1.00	100	1.00	528,000	12.14	100	1.00	WV3	1.20	409,820

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 %
98-509	10/01/1998	2	ADDITIONS				100 100
98-321	07/06/1998	3	ALTERATIONS				100 100
		7	OTHERS				100 100

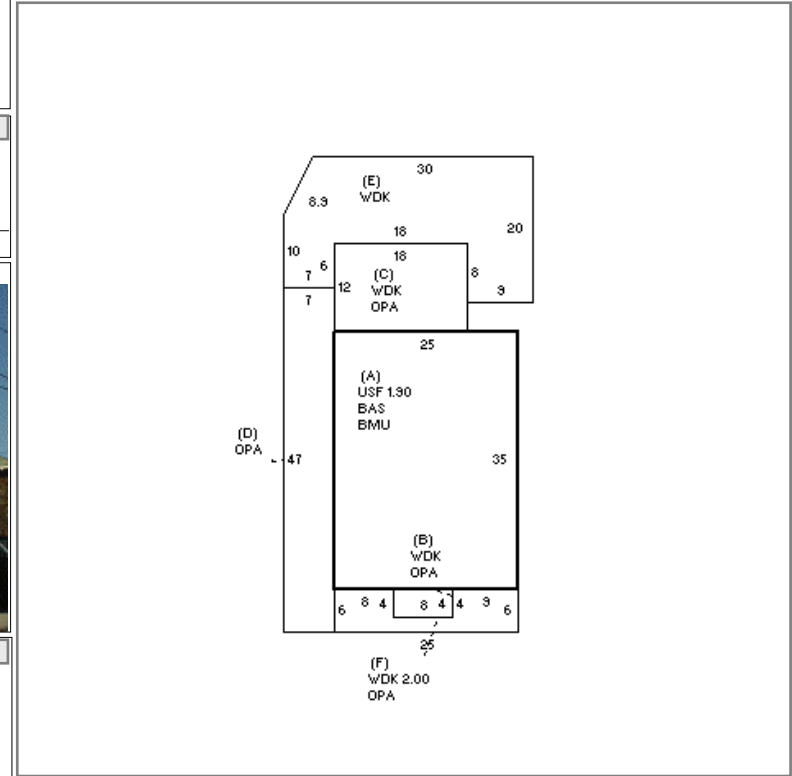
TOTAL	2,786 SF	ZONING		FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	409,800	372,600
Inf1	FACTOR 100		BUILDING	646,600	575,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	1,056,400	947,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

ROOF DECK  
MLS



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	828,974		
NET AREA	2,538	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	875		58.91	51,544	CONDITION ELEM	CD		
\$NLA(RCN)	\$327	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	875	1900	284.54	248,976	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,663	1900	258.76	430,321	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	695		61.80	42,952	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	904		46.08	41,657	BATHS	G		
				INT FINISH	1	PLASTER	1.00	WDK	N	WOOD DECK	64		46.09	2,950	BATHS	G			
				HEATING/COOLING	2	HOT WATER	1.02								HEAT	A			
				FUEL SOURCE	99	N/A	1.00								ELECT	U			
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$646,600