**Key: 4529**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,293

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| MYERS ANDREW J & JANE M<br>21 PENNS HILL RD<br>QUINCY, MA 02169 | 40-2-15-0 | 120 TURNER RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| MYERS ANDREW J & JANE M | 10/29/1999 | QS | 130,000 | 18000-161 |
| SMITH W A JR & KING SUZAN | 07/07/1989 | QS | 112,900 | 9234-53 |
| CORCORAN EDMUND C & PAULI | 07/20/1979 | QS | | 4691-436 |

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

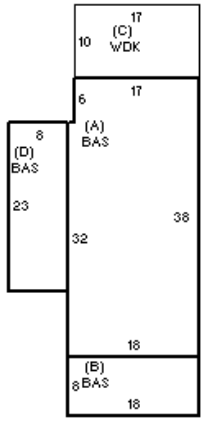
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 89-451 | 08/11/1989 | 3 | ALTERATIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 2,800 | OS 1.00 | 100 1.00 | 100 1.00 | 528,000 | 12.08 | 100 1.00 | WV3 1.20 | | | 409,890 |

| TOTAL | 2,788 SF | ZONING | | FRNT | 1,199 |
|---|---|---|---|---|---|
| Ngh | OCEANSIDE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 409,900 | 372,600 |
| BUILDING | 88,800 | 82,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **498,700** | **455,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 10/16/2003

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 1 | 0.85 | RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 9/28/2010 | RD |
|---|---|---|
| LIST | 9/28/2010 | EST |
| REVIEW | 3/31/2011 | ER |

| YEAR BLT | 1920 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,006 | DETAIL ADJ | 0.807 |
| $NLA(RCN) | $201 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 3 | $1,937 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 2 | SLAB | 0.95 |
| 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 | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,006 | 1920 | 192.23 | 193,384 |
| C | WDK | N | WOOD DECK | 170 | | 38.40 | 6,528 |

| TOTAL RCN | 201,849 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |

| EFF.YR/AGE | 1956 / 66 | |
|---|---|---|
| COND | 56 | 56 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 56 | % GD 44 |
| RCNLD | | $88,800 |