

Key: 4570

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.333

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DUBEAU TONI 102 TURNER RD SCITUATE, MA 02066				40-6-1-0				102 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
DUBEAU TONI				06/04/2021	QS	750,000 (132097)						
RAFFERTY FRANCIS & KIM				09/13/2018	QS	535,000 (126296)						
ZACCARDI PETER, TR				01/10/2018	O	275,000 (126296)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,808	OS 1.00	100	1.00	440,000	3.64	100	1.00	R08	1.00	360,820


LAND

TOTAL	9,808 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	360,800	328,000		
Inf1	FACTOR 100		BUILDING	398,000	354,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	758,800	682,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/07/2019

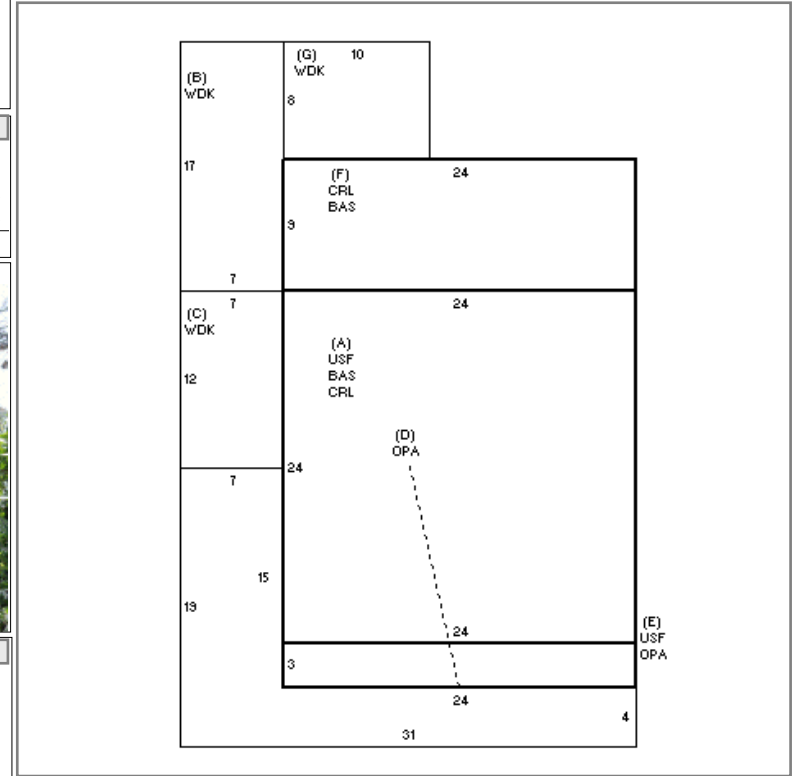


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/1/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/7/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

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 %



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,440	DETAIL ADJ	1.236
\$NLA(RCN)	\$321	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	7	\$7,614	
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	792		12.45	9,860
+	USF	L	UPPER STORY FIN	648	1935	266.89	172,945
+	WDK	N	WOOD DECK	283		42.24	11,954
+	OPA	N	OPEN PORCH	301		56.65	17,052
+	BAS	L	BASE AREA	792	1935	293.48	232,438
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,823.80	1,824

TOTAL RCN	462,750	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$398,000	