

Key: 4573

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.336

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KRAHFORST KERYLYNN TR 96 TURNER RD SCITUATE, MA 02066				40-6-4-0				96 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KRAHFORST KERYLYNN TR				10/21/2022	F	100	(134653)					
KRAHFORST KERYLYNN				09/04/2012	QS	345,000	(117962)					
CHISHOLM CHARLES B & JEAN				09/03/2004	QS	389,900	(106037)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R08	1.00	349,460

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	%
20-158	03/04/2020	2	ADDITIONS	75,000	07/13/2020	JD	100	95
20-158	03/04/2020	2	ADDITIONS	75,000	03/17/2021	JD	100	100
01-346	07/05/2001	4	DEMO				100	100
91-600	11/08/1991	3	ALTERATIONS				100	100

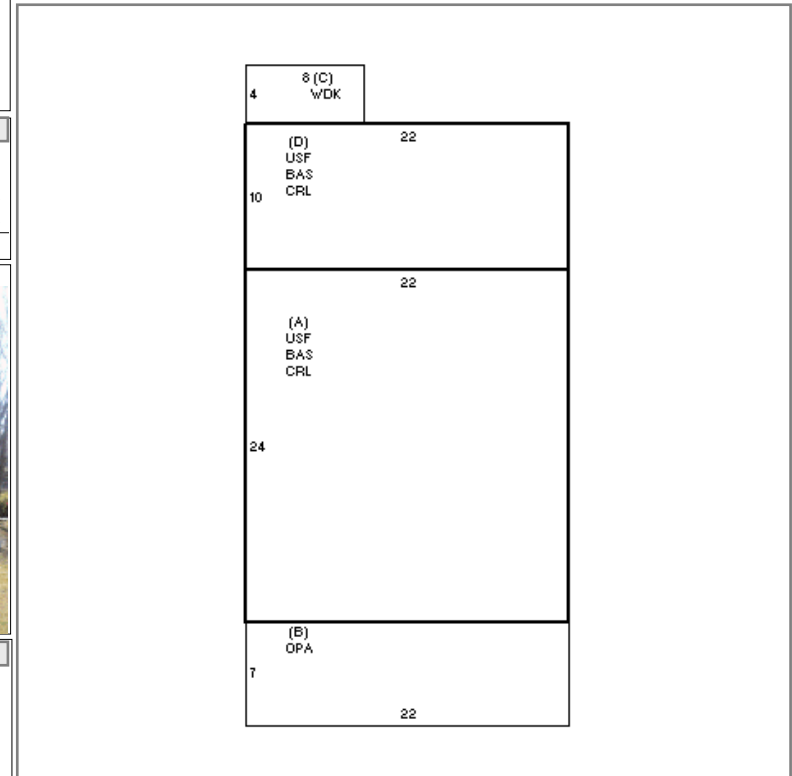
TOTAL	5,000 SF	ZONING		FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	349,500	317,700
Inf1	FACTOR 100					BUILDING	368,700	328,200
Inf2	PHY 100					DETACHED	2,400	2,200
						OTHER	0	0
						<b>TOTAL</b>	<b>720,600</b>	<b>648,100</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	10X10	2002	100	14.74
PTD	A	1.00	30 0.70	14 X 14		196	8.74



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/11/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,496	DETAIL ADJ	1.236
\$NLA(RCN)	\$274	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,933	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	+	CRL	N	BSMT CRAWL	748		11.54	8,634
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	528	1925	264.46	139,633
ROOF SHAPE	2	HIP	1.00	A	USF	L	UPPER STORY FIN	528	1925	240.50	126,982
ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	154		51.50	7,931
FLOOR COVER	2	SOFTWOOD	1.00	C	WDK	N	WOOD DECK	32		38.41	1,229
INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	220	2020	264.46	58,181
HEATING/COOLING	9	WARM/COOL AIR	1.03	D	USF	L	UPPER STORY FIN	220	2020	240.50	52,909
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	409,671
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$368,700