

Key: 4574

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.337

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BRIGHTON BRIAN & ERIN 5350 PINEHURST PARK DR APT 3052 CHARLOTTE, NC 28211				40-6-5-0				94 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BRIGHTON BRIAN & ERIN				07/19/2019	QS	530,000		(128853)			
BRADFORD TURNER ASSOC LLC				12/22/1998	F	1		(94670)			
MAHONEY CAROL A TR				08/14/1986	XX	73788-0					

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	%
06-199	04/14/2006	3	ALTERATIONS	4,000	07/18/2006	SJ	100	100
93-589	10/01/1993	3	ALTERATIONS				100	100
88-642	10/01/1988	3	ALTERATIONS				100	100

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	100	1.00	440,000	6.92	100	1.00	R08 1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	333,900	300,900		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	683,600	618,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1988	20	17.03	200



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/11/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/2/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,801	DETAIL ADJ	1.122	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,225	1962	230.60	282,491
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1962	209.71	120,793
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	64		90.20	5,773
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	165		38.40	6,336
				FLOOR COVER	34	COMB	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	428,060
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$333,900

