

Key: 4575

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.338

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MAHER DENNIS C & JOANNE 90 TURNER ROAD SCITUATE, MA 02066				40-6-7-0				90 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
MAHER DENNIS C & JOANNE				06/24/1996	QS	169,500 (89781)						
SHANNON ARTHUR JR AND CAR				09/01/1993	QS	131,000 (C00085156)						
DOYLE, GLENN A. AND KAREN				07/17/1990	XX	(C00080380)						
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

TOTAL	5,000 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Inf1	FACTOR 100		BUILDING	272,500	242,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>622,000</b>	<b>560,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	6/11/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/11/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	1,374	DETAIL ADJ	1.140
\$NLA(RCN)	\$268	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,560	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	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	846	1925	248.96	210,623
A	USF	L	UPPER STORY FIN	528	1925	226.41	119,542
B	OPA	N	OPEN PORCH	224		51.50	11,536
C	EPA	N	ENCLOSED PORCH	147		90.20	13,259
F	WDK	N	WOOD DECK	24		38.42	922
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	368,255
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$272,500

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	%
17-206	04/13/2017	3	ALTERATIONS	12,000	07/19/2017	SJ	100	100
90-290	06/04/1990	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

