

Key: 4576

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.339

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
WEAFER PETER T & ALLISON R 88 TURNER RD SCITUATE, MA 02066				40-6-8-0				88 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WEAFER PETER T & ALLISON				04/26/2019	QS	470,000	(128418)					
LYNCH PATRICK & ABIGAIL				03/01/2013	QS	373,125	(118682)					
RAMALHO AMY L				09/30/2004	QS	415,000	(106172)					
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


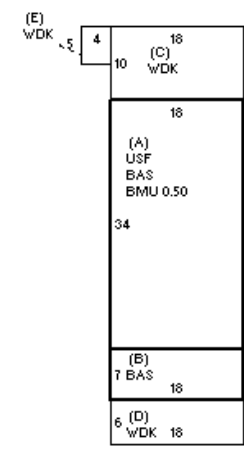
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-515	08/19/2014	3	ALTERATIONS	11,245	07/29/2015	SJ	100	100
10-284	06/28/2010	3	ALTERATIONS	7,290	07/13/2010	SJ	100	100
10-284	06/28/2010	3	ALTERATIONS	7,290	07/14/2011	SJ	100	100
06-271	05/16/2006	3	ALTERATIONS	12,248	07/18/2006	SJ	100	100
04-166	03/30/2004	2	ADDITIONS		08/04/2004	SJ	100	100

LEGAL LAND

TOTAL	5,009 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Inf1	FACTOR 100		BUILDING	275,500	245,200		
Inf2	PHY 100		DETACHED	3,900	3,800		
			OTHER	0	0		
					TOTAL	628,900	566,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	70 0.30		240	54.75	3,900	10/17/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/4/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/4/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/31/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	393,641														
NET AREA	1,350	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	306		63.15	19,324																
\$NLA(RCN)	\$292	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1935	244.26	149,488																
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	738	1935	268.60	198,225																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	308		38.40	11,827																
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239																
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642																
				HEATING/COOLING	2	HOT WATER	1.02																								
				FUEL SOURCE	2	GAS	1.00																								
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>G</td> </tr> <tr> <td>KITCHEN</td> <td>G</td> </tr> <tr> <td>BATHS</td> <td>G</td> </tr> <tr> <td>HEAT</td> <td>A</td> </tr> <tr> <td>ELECT</td> <td>A</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	G	KITCHEN	G	BATHS	G	HEAT	A	ELECT	A
CONDITION ELEM	CD																														
EXTERIOR	A																														
INTERIOR	G																														
KITCHEN	G																														
BATHS	G																														
HEAT	A																														
ELECT	A																														
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td>1973 / 49</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>30 30 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>30 % GD 70</td> </tr> </tbody> </table>														EFF.YR/AGE	1973 / 49	COND	30 30 %	FUNC	0	ECON	0	DEPR	30 % GD 70				
EFF.YR/AGE	1973 / 49																														
COND	30 30 %																														
FUNC	0																														
ECON	0																														
DEPR	30 % GD 70																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$275,500</td> </tr> </thead> </table>														RCNLD	\$275,500												
RCNLD	\$275,500																														

BUILDING