Key: 4586

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,349

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HANLEY PAUL J JR & CAROL A 79 TURNER ROAD SCITUATE, MA 02066	40-9-21-0	79 TURNER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HANLEY PAUL J JR & CAROL	03/09/1987	QS	131,750	7533-148
BRITT JAMES T AND CELESTE	09/28/1981	XX		5059-342
LEBLANC LIONEL C AND JOAN	01/01/1962	XX		2941-224

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

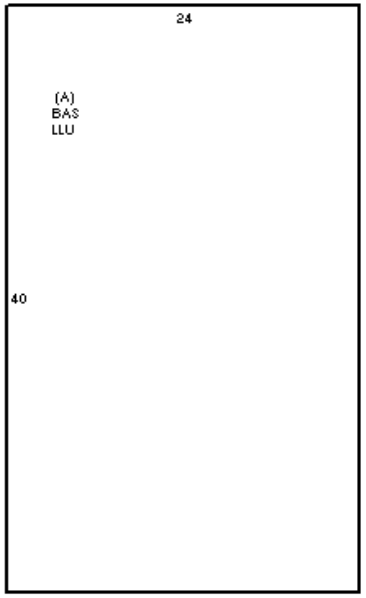
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,625	OS 1.00	100 1.00	100 1.00	440,000	6.18	100 1.00	R03 1.00			351,240

TOTAL	5,625 SF	ZONING		FRNT	47
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	351,200	319,300
BUILDING	194,000	172,600
DETACHED	0	0
OTHER	0	0
TOTAL	**545,200**	**491,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/23/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/30/2010	RD
LIST	9/30/2010	EST
REVIEW	3/31/2011	ER

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$273	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,400
# 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	13	COMB	1.00
INT FINISH	2	DRYWALL	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
A	LLU	N	LOWER LEVEL UNF	960		58.94	56,578
A	BAS	L	BASE AREA	960	1981	203.00	194,880
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	262,097
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		$194,000