Key: 4589

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.352

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORTIN SYDNEY **85 TURNER RD** **SCITUATE, MA 02066**	**40-9-24-0**	**85 TURNER RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORTIN SYDNEY	06/26/2020	QS	449,000	52973-169
HART SUSAN C &	09/02/2010	F	-100	38932-195
CASSEDY KEITH G & MARGARE	01/01/1971	QS		3594-506

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

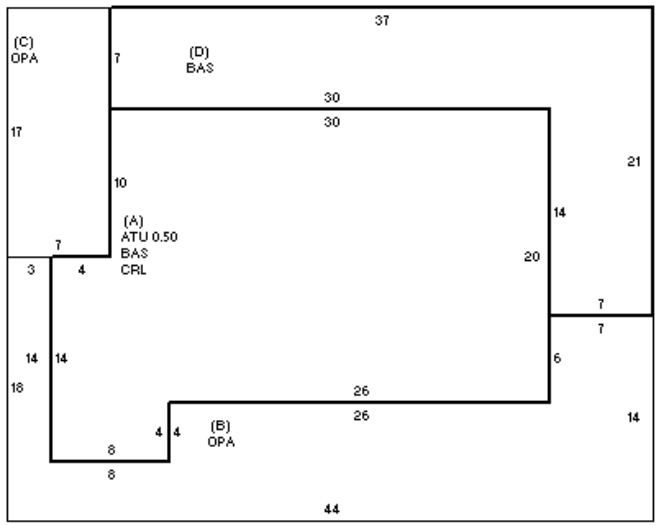
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		10/15/2020	JD	100	100
01-210	05/16/2001	3	ALTERATIONS				100	100
88-182	04/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,500	OS 1.00	100 1.00	100 1.00	440,000	4.17	100 1.00	R03 1.00			358,120

TOTAL	8,500 SF	ZONING		FRNT	199
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	358,100	325,600
BUILDING	214,800	191,300
DETACHED	0	0
OTHER	0	0
TOTAL	**572,900**	**516,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/15/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/15/2020	JD
LIST	10/15/2020	EST
REVIEW	3/31/2011	ER

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,029	DETAIL ADJ	0.875
$NLA(RCN)	$290	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,620
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	672		13.19	8,866
A	ATU	N	ATTIC UNF	336		40.70	13,675
+	OPA	N	OPEN PORCH	511		56.65	28,949
+	BAS	L	BASE AREA	1,029	1935	227.65	234,251
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	298,370

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	1977 / 45		
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD			$214,800