

Key: 4590

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.353

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SHEA DAVID & LYNN L 87 TURNER ROAD SCITUATE, MA 02066				40-9-25-0				87 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SHEA DAVID & LYNN L				11/01/1999	QS	216,000	18004-131				
MCDONALD DOROTHY L				04/11/1988	QS	136,000	8384-13				
MCDONALD FRANCIS X ET AL				04/29/1986	XX		6734-240				

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	%
96-367	08/07/1996	6	CYCL GROWTH ALTERATIONS		06/19/2018	JD	100	100
		3					100	100

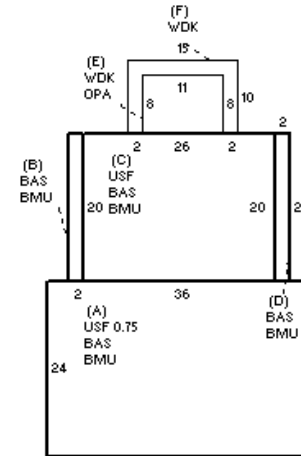
LAND

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	440,000	4.17	100	1.00	R08	1.00	358,120

TOTAL	8,500 SF	ZONING	FRNT	206	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE IN-LAW/ACCESSORY DWG.	LAND	358,100	325,600		
Infl1	FACTOR 100		BUILDING	462,200	408,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
				<b>TOTAL</b>	<b>820,300</b>	<b>733,800</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/19/2018	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

IN-LAW/ LEGAL ACCESSORY DWELLING

INDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	624,583		
NET AREA	2,632	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,464		42.90	62,805	CONDITION ELEM	CD		
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,464	1963	216.18	316,483	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,168	1963	196.59	229,617	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	88		51.50	4,532	KITCHEN			
				FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	150		38.40	5,760	BATHS			
				INT FINISH	1	PLASTER	1.00											HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT	
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1985 / 37
																	COND	26 26 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	26 % GD 74	
																	RCNLD	\$462,200	