

Key: 4591

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.354

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|-----------------------------------|--|--|--|--------------------------------------|--|--|--|--------------|----|------------|--------------|
| METROPOLIS RICHARD G & JENNIFER G | | | | 40-9-26-0 | | | | 89 TURNER RD | | | |
| 89 TURNER RD | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| SCITUATE, MA 02066 | | | | METROPOLIS RICHARD G & RADLEY MARY M | | | | 06/28/2010 | H | 360,500 | 38669-42 |
| | | | | MCNALLY PATRICIA A | | | | 06/28/2010 | H | 38669-40 | |
| | | | | | | | | 01/18/1982 | QS | 5238-421 | |


| 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 % |
| 12-583 | 10/12/2012 | 3 | ALTERATIONS | 30,050 | 08/01/2013 | SJ | 100 100 |
| 09-196 | 05/18/2009 | 3 | ALTERATIONS | 11,000 | 08/04/2009 | SJ | 100 100 |
| 09-196 | 05/18/2009 | 3 | ALTERATIONS | 11,000 | 07/13/2010 | SJ | 100 100 |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | 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 | R08 | 1.00 | | 358,120 |

| | | | | | | | |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 8,500 SF | ZONING | FRNT | 64 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | OCEANSIDE | NOTE | LAND | 358,100 | 325,600 | | |
| Inf1 | FACTOR 100 | | BUILDING | 280,300 | 257,800 | | |
| Inf2 | PHY 100 | | DETACHED | 4,700 | 4,500 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 643,100 | 587,900 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 10/20/2003 |
|-----|------|--------------|----------|----|-------|-----------|-------|--|------------|
| DGF | L | 0.80 70 0.30 | | | 400 | 39.42 | 4,700 |  | |

| BUILDING | CD | ADJ | DESC | MEASURE | 8/1/2013 |
|----------|----|------|---------------------|---------|-----------|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/1/2013 |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 3/31/2011 |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | |

BLDG COMMENTS
 FY12 QUALITY CHANGE FROM AVG TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CAPE TO CONV PER FIELD REVIEW.

BUILDING

| YEAR BLT | 1935 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 483,233 | | | | | | | | | | | | | | | |
|----------------|-----------|------------|-------|---|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|----------------|-----------|----------|------|----------|------|---------|---|-------|------|------|--|-------|----|---------|
| NET AREA | 1,701 | DETAIL ADJ | 1.200 | FOUNDATION | 3 | CONT WALL | 1.00 | + | CRL | N | BSMT CRAWL | 773 | | 12.55 | 9,703 | | | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$284 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 778 | 1935 | 249.75 | 194,308 | | | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 923 | 1935 | 274.64 | 253,492 | | | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 105 | | 42.24 | 4,435 | | | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | OPA | N | OPEN PORCH | 160 | | 56.65 | 9,064 | | | | | | | | | | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | CONDITION ELEM | CD | EXTERIOR | | INTERIOR | | KITCHEN | | BATHS | | HEAT | | ELECT | | |
| CONDITION ELEM | CD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KITCHEN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BATHS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HEAT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ELECT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1965 / 57</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>42</td> <td>42 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>42</td> <td>% GD 58</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 1965 / 57 | | COND | 42 | 42 % | FUNC | 0 | | ECON | 0 | | DEPR | 42 | % GD 58 |
| EFF.YR/AGE | 1965 / 57 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 42 | 42 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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