

Key: 4592

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.355

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MURO CAITLIN & MATTHEW 91 TURNER RD SCITUATE, MA 02066				40-9-27-0				91 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURO CAITLIN & MATTHEW				11/02/2010	U	365,000	39209-217				
RADLEY JOHN D & MARY M				01/01/1983	QS	5479-63					
MCNALLY PATRICIA A				01/01/1972	XX	3739-162					

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 %
16-406	07/21/2016	3	ALTERATIONS	10,500	07/19/2017	SJ	100 100
09-338	07/31/2009	3	ALTERATIONS	16,700	07/13/2010	SJ	100 100
06-554	09/11/2006	2	ADDITIONS	20,000	07/12/2007	SJ	100 100
02-264	10/24/2002	3	ALTERATIONS				100 100
89-172	04/20/1989	3	ALTERATIONS				100 100

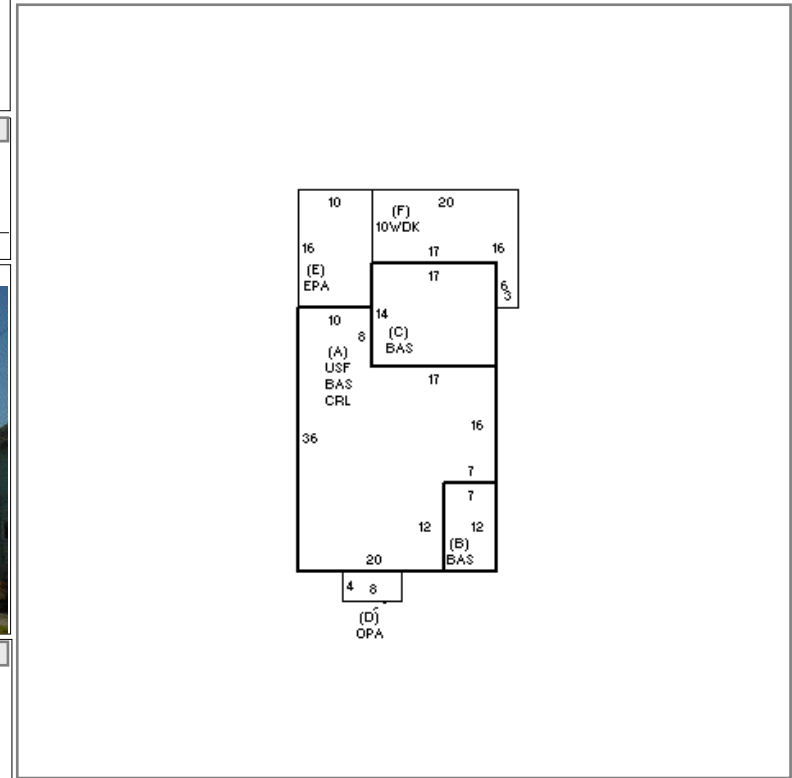
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,625 OS	1.00	100	1.00	440,000	6.18	100	1.00	R08	1.00	351,240

TOTAL	5,625 SF	ZONING		FRNT	48	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	351,200	319,300			
Inf1	FACTOR 100		BUILDING	337,100	304,300			
Inf2	PHY 100		DETACHED	3,500	3,400			
			OTHER	0	0			
			TOTAL	691,800	627,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 70 0.30			216	54.75	3,500



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



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/13/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
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
NET AREA	1,826	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	752		11.52	8,666
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	752	1935	228.31	171,686
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,074	1935	251.05	269,631
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	32		51.50	1,648
				FLOOR COVER	2	SOFTWOOD	1.00	E	EPA	N	ENCLOSED PORCH	160		90.20	14,432
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	218		38.40	8,371
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	488,548
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$337,100