

Key: 4595

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.358

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHADWELL PHILIP J & AMELIA 97 TURNER ROAD SCITUATE, MA 02066				40-9-30-0				97 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHADWELL PHILIP J & AMELI GIACOMOZZI THOMAS & JOAN DOWIE WINIFRED G				12/02/2014	A	253,000	45005-269				
				10/29/1979	QS		4745-95				
				01/01/1978	XX		4283-276				

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	%
88-168	04/01/1988	3	ALTERATIONS				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	8,494 SF	ZONING		FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	358,100	325,600		
Inf1	FACTOR 100		BUILDING	156,200	146,800			
Inf2	PHY 100		DETACHED	5,900	5,600			
			OTHER	0	0			
				TOTAL	520,200	478,000		

DETACHED

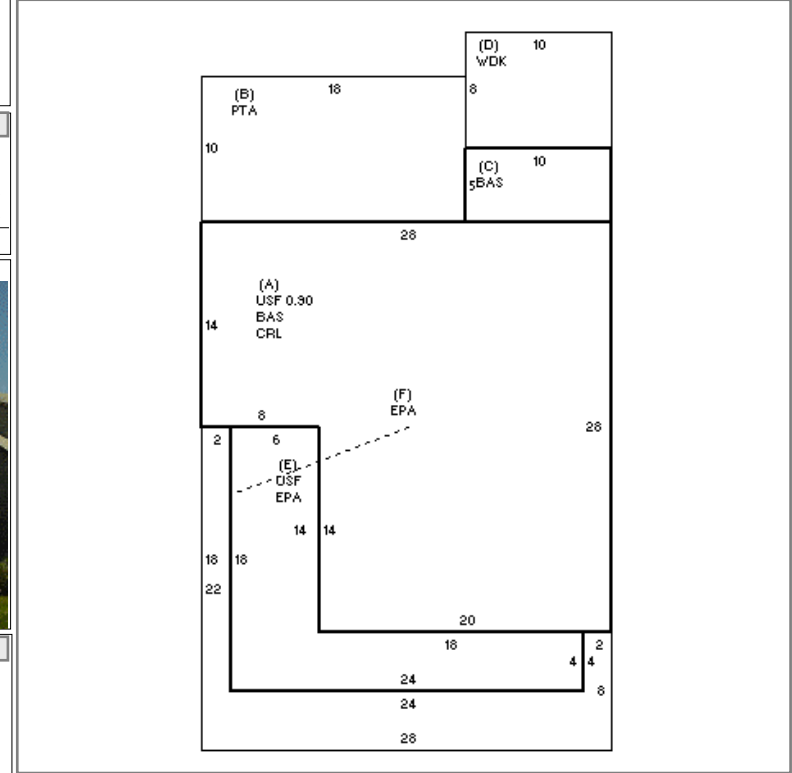
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		400	49.28	5,900



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2010	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
NET AREA	1,507	DETAIL ADJ	1.224
\$NLA(RCN)	\$288	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		7	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,875
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	672		11.99	8,060
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	785	1935	237.93	186,772
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	180		14.90	2,682
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	722	1935	261.63	188,898
FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	80		38.40	3,072
INT FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	336		90.20	30,307
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	433,905
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64%
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$156,200