

Key: 4599

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.362

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
EL-ALAMI HASSAN & AMINA 15 WILLOW STREET, #1 DEDHAM, MA 02026				40-9-34-0				105 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
EL-ALAMI HASSAN & AMINA				01/28/2021	QS	765,000	54291-4					
MURPHY JOHN P & GENEVIEVE				12/28/2004	QS	480,000	29748-291					
CONNOLLY DAVID J & JOANNA				03/14/1983	QS	34,900	5311-88					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,813	OS 1.00	100	1.00	440,000	7.18	100	1.00	R08	1.00	348,900

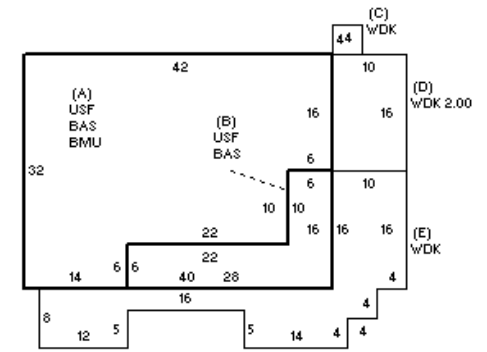
LAND

TOTAL	4,813 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	348,900	317,200
Inf1	FACTOR 100		BUILDING	490,700	436,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		839,600	753,800	

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	%
14-034	01/28/2014	3	ALTERATIONS	4,000	07/09/2014	MR	100	100
08-130	01/02/2008	3	ALTERATIONS	6,000	07/09/2008	SJ	100	100
91-808	11/29/1991	3	ALTERATIONS				100	100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	10/3/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

G

YEAR BLT	1935	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	701,071															
NET AREA	2,688	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,116		45.76	51,071																	
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,344	1935	215.85	290,107																	
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,344	1935	237.36	319,012																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	768		38.40	29,491																	
				FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491																	
				INT FINISH	1	PLASTER	1.00																									
				HEATING/COOLING	9	WARM/COOL AIR	1.03																									
				FUEL SOURCE	2	GAS	1.00																									
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