

Key: 4601

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.364

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
QUINN EDWAD R JR & JAMIE E 109 TURNER RD SCITUATE, MA 02066				40-9-39-0				109 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
QUINN EDWAD R JR & JAMIE				06/30/2022	QS	860,000	56975-78				
ANDROSKI NAN C &				06/22/2022	F	100	56940-98				
ANDROSKI NAN C				09/09/2016	U	350,000	47443-24				

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 %
05-098	03/16/2005	7	OTHERS		06/03/2022	JD	100 100
05-003	01/05/2005	3	ALTERATIONS	31,000	07/10/2007	SJ	100 100
		3	ALTERATIONS		07/18/2006	SJ	100 100
		3	ALTERATIONS	3,800	06/07/2005	SJ	100 100
		3	ALTERATIONS		06/07/2005	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,249 OS	1.00	100	1.00	528,000	6.60	100	1.00	WV3	1.20	420,230

TOTAL	5,249 SF	ZONING		FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	420,200	382,000			
Inf1	FACTOR 100		BUILDING	355,500	312,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	775,700	694,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/3/2022	JD
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	1,562	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	596		56.29	33,547
\$NLA(RCN)	\$316	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	892	1935	261.85	233,572
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	962		38.40	36,941
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	330		51.50	16,995
				FLOOR COVER	2	SOFTWOOD	1.00	+	USF	L	UPPER STORY FIN	670	1935	238.13	159,544
				INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239	
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	493,782
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$355,500

