

Key: 4717

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.471

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FLETCHER SCOTT D 50 SPRING ST WAKEFIELD, MA 01880				40-1-40-0				143 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FLETCHER SCOTT D				04/13/2015	F	100 45427-16		43196-222			
FLETCHER HERBERT L JR LE				06/13/2013	F	100 43196-222		3518-657			
FLETCHER HERBERT L JR &				01/01/1970	QS						

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	%
93-196	04/02/1993	3	ALTERATIONS				100	100
92-94	02/10/1992	3	ALTERATIONS				100	100

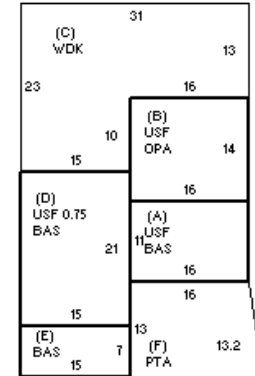
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,045 OS	1.00	100	1.00	100	1.00	704,000	11.14	100	1.00	WF7 1.60	548,230

TOTAL	3,045 SF	ZONING	FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE .REMOVED INFL3 (FY12)	LAND	548,200	498,400		
Infl1	FACTOR 100		BUILDING	118,000	111,200		
Infl2	PHY 100		DETACHED	2,800	2,700		
			OTHER	0	0		
			TOTAL	669,000	612,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 70 0.30			216	43.80	2,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2010	RD
MODEL	1		RESIDENTIAL	LIST	10/4/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,467		
NET AREA	1,232	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	596	1900	264.26	157,500	CONDITION ELEM	CD		
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	636	1900	240.32	152,842	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	224		51.50	11,536	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	553		38.40	21,235	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	F	PTA	N	PATIO	221		14.90	3,293	BATHS			
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 10P	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	99	N/A	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1952 / 70
																		COND	64 64 %
																		FUNC	3 PARTIAL HEAT
																		ECON	0
																		DEPR	67 % GD 33
																		RCNLD	\$118,000