

Key: 4721

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.475

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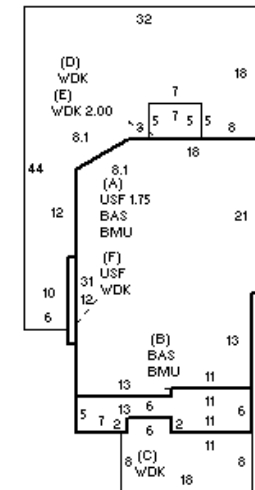
CURRENT OWNER				PARCEL ID				LOCATION				
JOHNSON PHILIP & DIANE 50 ROSEWOOD DR BRAintree, MA 02184				40-1-28-0				119 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
JOHNSON PHILIP & DIANE				01/01/1983	QS	5312-211						
JOHNSON DIANE				11/17/1982	XX	5245-21						
DELANEY WALTER F & MABELL				01/01/1959	XX	2663-133						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,455	OS 1.00	100	1.00	704,000	13.71	100	1.00	WF7	1.60	543,910

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	%
15-278	05/20/2015	3	ALTERATIONS	169,710	07/28/2015	SJ	100	10
13-179	04/08/2013	3	ALTERATIONS	8,000	07/16/2013	SJ	100	100
11-055	02/11/2011	3	ALTERATIONS	18,000	08/12/2011	SJ	100	100
07-220		3	ALTERATIONS	1,000	06/27/2007	SJ	100	100
		3	ALTERATIONS		07/18/2006	SJ	100	0

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TOTAL	2,439 SF	ZONING	FRNT	27	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	543,900	494,500
Infl1	FACTOR 100		BUILDING	425,800	378,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		969,700	873,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	6/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/10/2009	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	538,999	
NET AREA	2,430	DETAIL ADJ	0.900	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	955		52.56	50,196	CONDITION ELEM	CD	
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	955	1983	193.04	184,353	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,475	1983	175.55	258,936	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	965		42.24	40,762	KITCHEN		
				FLOOR COVER	13	COMB	1.00									BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	2000 / 22
																	COND	20 20 %
																	FUNC	0
																	ECON	0
																	DEPR	21 % GD 79
																	RCNLD	\$425,800