

Key: 4723

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.477

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FLAGG MARCIA P & JOHN D, PRIVITERA STEPHEN & PAULA TRS C/O MARCIA & JOHN FLAGG 8 RED BARN RD WAYLAND, MA 01778				40-1-28-A				121 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLAGG MARCIA P & JOHN D,				12/23/2021	F	1 56221-294					
121 TURNER RD LIMITED PAR				12/28/2015	F	1 46434-163					
PRIVITERA SALVATORE S TR				11/06/2015	F	1 46250-111					

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	%
13-645	09/25/2013	3	ALTERATIONS	179,000	07/09/2014	MR	100	100
11-164	04/06/2011	3	ALTERATIONS	96,000	08/11/2011	SJ	100	100
11-164	04/06/2011	3	ALTERATIONS	96,000	07/17/2012	SJ	100	100
01-158	05/01/2001	3	ALTERATIONS				100	100
91-677	11/19/1991	3	ALTERATIONS				100	100

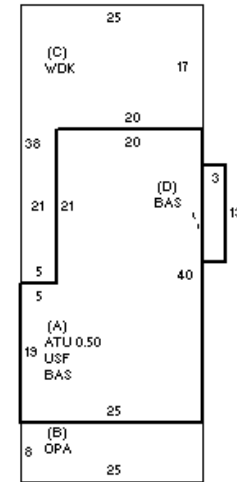
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,590 OS	1.00	100	1.00	704,000	13.02	100	1.00	WF7	1.60	544,970

TOTAL	2,590 SF	ZONING	FRNT	35	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	545,000	495,400
Inf1	FACTOR 100		BUILDING	315,800	293,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	860,800	788,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/10/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

BUILDING

YEAR BLT	1982	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,169		
NET AREA	1,829	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	934	1982	204.90	191,374				
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	895	1982	186.33	166,767				
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	448		37.00	16,576				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	200		51.50	10,300				
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	530		38.40	20,352				
				INT FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	99	N/A	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$315,800