

Key: 4724

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.478

LEGAL

LAND

DETACHED

BUILDING

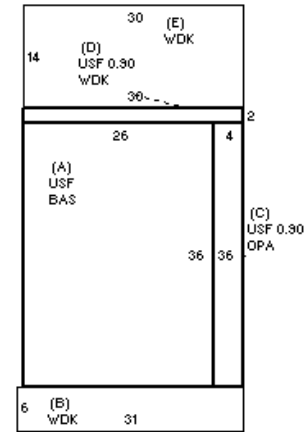
CURRENT OWNER				PARCEL ID				LOCATION			
TALLARICO JOHN A & AIMEE S 59 BAXTER RD BROOKLINE, MA 02445				40-1-30-0				123 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TALLARICO JOHN A & AIMEE				10/16/2018	O	548,000	50407-261				
KITOWICZ GREGORY				11/17/2017	QS	545,000	49197-35				
WALLACE LAURA F &				10/12/2010	H	-100	39099-149				

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	%
20-277	05/26/2020	3	ALTERATIONS	13,934	07/09/2020	JD	100	100
19-208	04/03/2019	3	ALTERATIONS	30,000	08/01/2019	JD	100	100
18-180	04/04/2018	3	ALTERATIONS	50,000	06/27/2018	JD	100	0
18-180	04/04/2018	3	ALTERATIONS	50,000	08/01/2019	JD	100	50
18-180	04/04/2018	3	ALTERATIONS	50,000	07/09/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,000	OS 1.00	100	1.00	100	1.00	704,000	11.30	100	1.00	WF7 1.60	547,930

TOTAL	3,006 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	INFL. 3 REMOVED FY 2018		LAND	547,900	498,100
Infl1	FACTOR 100		BUILDING	377,700	351,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>925,600</b>	<b>849,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/9/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	472,139				
NET AREA	2,056	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	936	1992	220.30	206,198	CONDITION ELEM	CD				
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,120	1992	200.34	224,377	EXTERIOR	A				
				ROOF SHAPE	3	GAMBREL	1.00	+	WDK	N	WOOD DECK	666		42.24	28,131	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	144		56.65	8,158	KITCHEN	G				
				FLOOR COVER	13	COMB	1.00									BATHS	A				
				INT FINISH	2	DRYWALL	1.00									HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$377,700		