

Key: 4725

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.479

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
IGGULDEN ROY CHARLES & DURBIN EMILY V 33 CHASE RUN STOUGHTON, MA 02072				40-1-31-0				125 TURNER RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
IGGULDEN ROY CHARLES & O'HEIR GAVIN J & JENNIFER				05/22/2012	O	548,000	41402-270					
O'HEIR GAVIN J & JENNIFER				10/23/2007	F	1	35210-014					
O'HEIR GAVIN				10/05/1998	A	240,000	16672-104					

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 %
18-361	06/06/2018	3	ALTERATIONS	28,000	07/24/2018	JD	100 100
13-458	07/17/2013	3	ALTERATIONS	125,000	07/09/2014	MR	100 100
13-458	07/17/2013	3	ALTERATIONS	125,000	07/28/2015	SJ	100 100
93-507	09/01/1993	1	NEW CONST				100 100
91-663	11/19/1991	4	DEMO				100 100

LAND

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	1.00	1.00	1.00	704,000	11.30	100	1.00	WF7 1.60	547,930

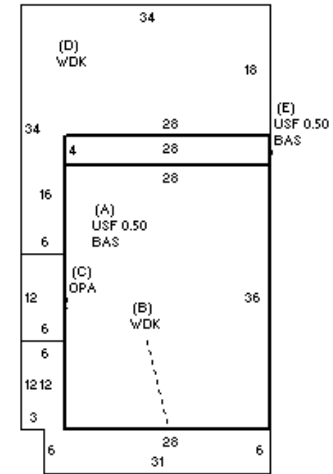
TOTAL	3,000 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE .REMOVED INFL3 (FY12)	LAND	547,900	498,100		
Infl1	FACTOR 100		BUILDING	440,500	391,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
				TOTAL	988,400	889,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/10/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/14/2014	TD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473.607		
NET AREA	1,680	DETAIL ADJ	1.109	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,120	1994	254.58	285,133				
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	560	1994	231.52	129,649				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	966		42.24	40,803				
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	72		56.65	4,079				
				FLOOR COVER	13	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063				
				INT FINISH	2	DRYWALL	1.00												
				HEATING/COOLING	9	WARM/COOL AIR	1.03												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	G
																		KITCHEN	V
																		BATHS	G
																		HEAT	U
																		ELECT	U
																		EFF.YR/AGE	2015 / 7
																		COND	7 7 %
																		FUNC	0
																		ECON	0
																		DEPR	7 % GD 93
																		RCNLD	\$440,500