

Key: 4732

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.485

LEGAL LAND


CURRENT OWNER					PARCEL ID					LOCATION					
CURRERI LEONARD V & ELENA 139 TURNER RD SCITUATE, MA 02066					40-1-38-0					139 TURNER RD					
					TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)		
					CURRERI LEONARD V & CURRERI MARC L TRS					03/27/2013	F	100	42852-322		
CURRERI LEONARD V & ELENA					11/30/2009	F	-100	37974-173							
					11/16/1990	QS	147,500	10036-111							
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	598,400	11.30	85	0.85	WF7	1.60	465,740			

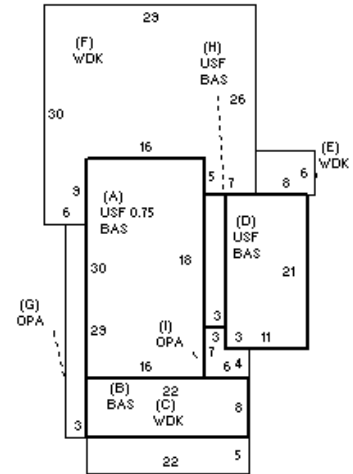
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-82	02/24/2015	3	ALTERATIONS	174,800	07/29/2015	SJ	100	10
15-82	02/24/2015	3	ALTERATIONS	174,800	07/13/2016	SJ	100	90
15-82	02/24/2015	3	ALTERATIONS	174,800	07/18/2017	SJ	100	100
13-359	06/12/2013	3	ALTERATIONS	23,000	07/09/2014	MR	100	100
11-156	04/04/2011	3	ALTERATIONS	41,250	07/12/2011	SJ	100	100

LEGAL LAND

TOTAL	3,006 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	465,700	423,400		
Infl1	FACTOR 100		BUILDING	304,700	270,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	770,400	694,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/04/2016
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/12/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/12/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	429,125
NET AREA	1,586	DETAIL ADJ	1.176	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	941	1900	248.40	233,741		
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	645	1900	225.89	145,699		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	856		38.40	32,870		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	120		51.50	6,180		
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1975 / 47
COND	29 29 %
FUNC	0
ECON	0
DEPR	29 % GD 71
RCNLD	\$304,700