

Key: 4736

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.489

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MCADAM DANIEL M & MARGARET A 143 WORCESTER LANE WALTHAM, MA 02451				40-1-47-0				157 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCADAM DANIEL M & MARGARET				01/27/2012	O	500,000	40902-329				
SUTCLIFFE SHAUN &				12/12/2004	F	1	29651-300				
SUTCLIFFE SHAUN				11/22/2004	F	1	29512-106				

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	%
19-350	05/14/2019	3	ALTERATIONS	120,000	05/31/2023	JD	100	100
19-350	05/14/2019	3	ALTERATIONS	120,000	08/01/2019	JD	100	0
12-165	04/04/2012	3	ALTERATIONS	8,000	07/09/2020	JD	100	100
12-102	03/05/2012	3	ALTERATIONS	30,000	07/17/2012	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,225	OS 1.00	100	1.00	100	1.00	704,000	10.54	100	1.00	WF7 1.60	549,430

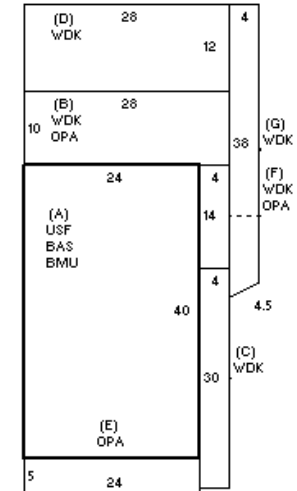
TOTAL	3,223 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	549,400	499,500		
Infl1	FACTOR 100		BUILDING	472,200	434,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	1,021,600	934,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	07/09/2020
BLDG COMMENTS	



BUILDING

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%]			

INDING

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	549,105		
NET AREA	1,920	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	A	BMU	N	BSMT UNFINISHED	960		52.47	50,370	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	960	1980	227.54	218,441	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	960	1980	206.93	198,649	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	456		56.65	25,832	KITCHEN	V		
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	948		42.24	40,043	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	BATHS	V		
				HEATING/COOLING	11	HW/COOL AIR	1.04									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$472,200