

Key: 4737

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.490


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
MARTIN TIMOTHY W & JULIE A S/O RED SKY LLC 6 ALGONQUIN RD CANTON, MA 02021				40-1-48-0				159 TURNER RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
RED SKY LLC				05/01/2023	F	1 57872-97							
MARTIN TIMOTHY W & JULIE				07/01/2005	QS	750,000	30846-177						
ELLIOTT PHILLIP H &				09/02/1992	F	1 11234-240							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,118	OS 1.00	100	1.00	100	1.00	704,000	10.89	100	1.00	WF7 1.60	548,720

LAND

TOTAL	3,136 SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	548,700	498,800
Inf1	FACTOR 100				BUILDING	384,900	360,000
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	933,600	858,800

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/13/2022
									



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	mls		

BUILDING

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	1,687	DETAIL ADJ	0.990
\$NLA(RCN)	\$285	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.9	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,227
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	178		53.72	9,562
A	BMF	N	BSMT FINISH-SEP	710		75.41	53,543
A	BAS	L	BASE AREA	888	1980	227.04	201,608
A	USF	L	UPPER STORY FIN	799	1980	206.47	164,966
+	OPA	N	OPEN PORCH	312		56.65	17,675
+	WDK	N	WOOD DECK	412		42.24	17,403
G	ASH	N	ATT SHED	44		24.58	1,081
	FPL	O	FIREPLACE	1		8,594.30	8,594
	ODS	O	OUT DOOR SHOWER	1		1,460.80	1,461

TOTAL RCN	481,120
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2002 / 20	
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$384,900

