

Key: 4738

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.491

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DALY JEFFREY S 161 TURNER RD SCITUATE, MA 02066				40-1-49-0				161 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DALY JEFFREY S				08/14/2013	QS	589,500	43485-22				
BIVIANO SR MICHAEL J TR				11/19/2012	H	330,000	42261-213				
IMPERATO PETER R ESTATE O				03/09/1998	A	170,000	15968-5				

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	%
15-416	07/09/2015	2	ADDITIONS	165,276	07/13/2016	SJ	100	50
15-416	07/09/2015	3	ALTERATIONS	165,276	07/13/2016	SJ	100	100
12-630	10/25/2012	3	ALTERATIONS	75,000	07/16/2013	SJ	100	100
12-630	10/25/2012	3	ALTERATIONS	75,000	07/09/2014	MR	100	100
12-630	10/25/2012	3	ALTERATIONS	75,000	07/29/2015	SJ	100	100

LAND

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

  

TOTAL	3,136 SF	ZONING	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	548,700	498,800		
Inf1	FACTOR 100		BUILDING	342,900	304,900		
Inf2	PHY 100		DETACHED	3,600	3,500		
			OTHER	0	0		
			TOTAL	895,200	807,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/7/2013	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	434,046															
NET AREA	2,204	DETAIL ADJ	0.917	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,152	1979	181.71	209,325																	
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,052	1979	165.24	173,834																	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	996		38.40	38,246																	
				ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239																	
				FLOOR COVER	14	COMB	1.00																									
				INT FINISH	2	DRYWALL	1.00																									
				HEATING/COOLING	8	HEAT PUMP	1.04																									
				FUEL SOURCE	2	GAS	1.00																									
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