

Key: 4739

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.492

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CALLAHAN JOHN J & ALLYSON J 11 DRIFTWOOD DRIVE NEWTON, MA 02465				40-1-50-0				163 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CALLAHAN JOHN J & ALLYSON				10/12/2018	QS	415,000	50396-24				
HARRIS PHILLIP T				10/12/2018	F		50396-22				
HARRIS BOYD C TR				07/01/2003	F		25637-347				

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	%
18-352	06/04/2018	3	ALTERATIONS	20,000	07/24/2018	JD	100	100
92-207	03/18/1992	3	ALTERATIONS				100	100

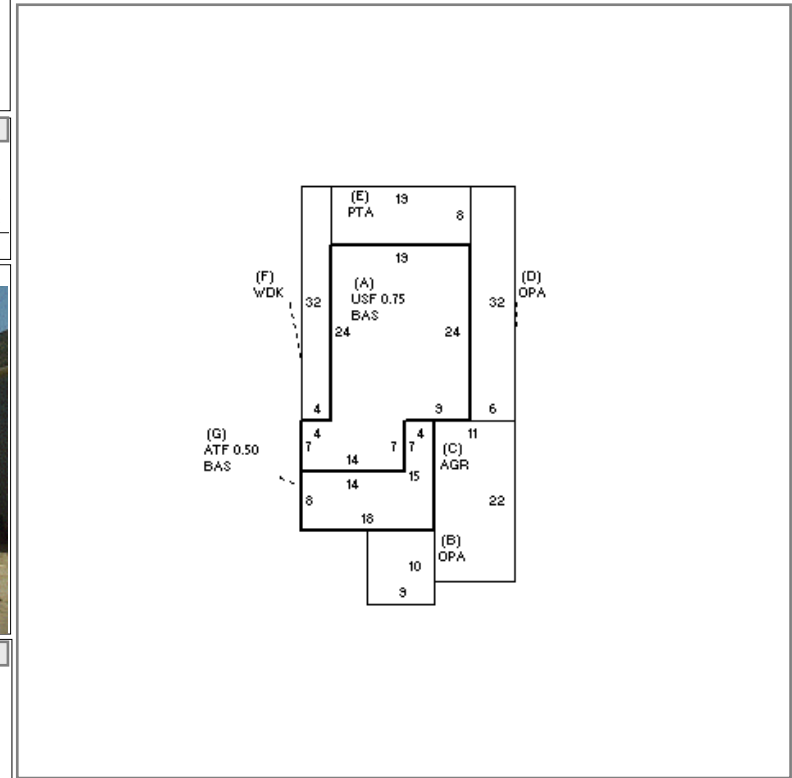
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,118	OS 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		
Infl1	FACTOR 100		BUILDING	141,000	125,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	689,700	624,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/10/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/10/2009	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	7/24/2018	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	251,757		
NET AREA	1,228	DETAIL ADJ	0.815	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	726	1910	183.31	133,085	CONDITION ELEM	CD		
\$NLA(RCN)	\$205	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	416	1910	166.70	69,349	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	282		51.50	14,523	INTERIOR	F		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	AGR	N	ATT GARAGE	242		55.88	13,522	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	E	PTA	N	PATIO	152		14.90	2,265	BATHS	F		
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	128		38.40	4,915	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	G	ATF	L	ATTIC FINISH	86	1910	118.44	10,186	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$141,000