

Key: 4740

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.493

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---------------------------------------------------------------------|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| BANKS JEREMY E & CLAIRE L TRS 304 K ST SOUTH BOSTON, MA 02127 | | | | 40-1-51-0 | | | | 165 TURNER RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BANKS JEREMY E & CLAIRE L | | | | 04/11/2014 | F | 100 | 44222-26 | | | | |
| BANKS JEREMY E & CLAIRE L | | | | 08/25/2008 | H | 608,000 | 36298-118 | | | | |
| RESTIVO DANIEL J TR | | | | 11/02/2004 | QS | 750,000 | 29393-84 | | | | |

| 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 | % |
| 16-200 | 04/25/2016 | 3 | ALTERATIONS | 25,000 | 07/13/2016 | SJ | 100 | 100 |
| 15-243 | 05/07/2015 | 3 | ALTERATIONS | 103,028 | 07/29/2015 | SJ | 100 | 10 |
| 15-243 | 05/07/2015 | 3 | ALTERATIONS | 103,028 | 07/13/2016 | SJ | 100 | 90 |
| 04-802 | 12/03/2004 | 3 | ALTERATIONS | 13,000 | 06/07/2005 | SJ | 100 | 100 |
| 03-094 | 03/14/2003 | 3 | ALTERATIONS | | | | 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 |

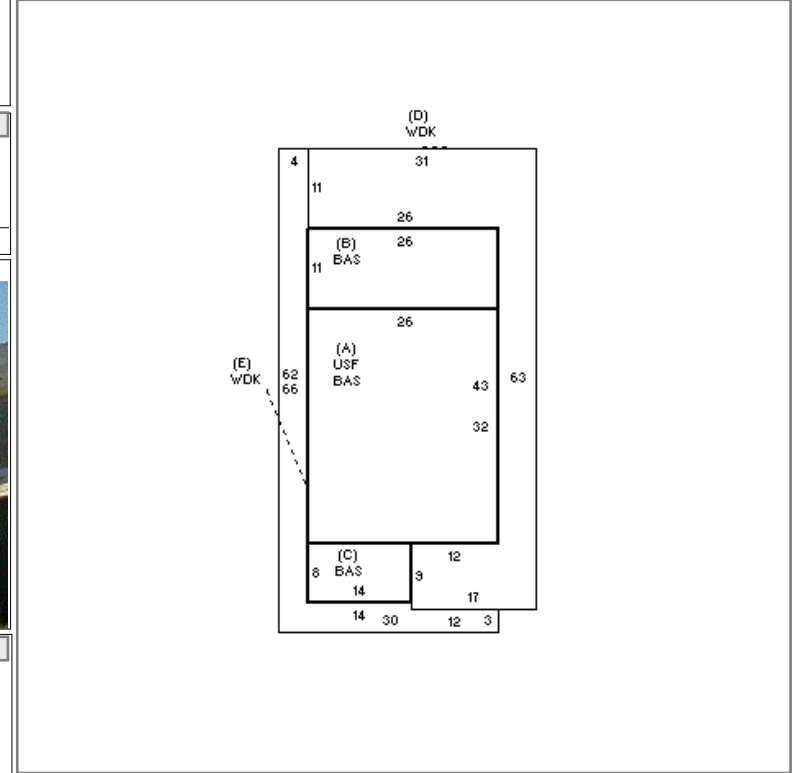
| TOTAL | 3,136 SF | ZONING | | FRNT | 44 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 548,700 | 498,800 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 361,800 | 340,400 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 910,500 | 839,200 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW. STYLE CHANGE FROM CONV TO COL.



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/23/2011 | MR |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/23/2011 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/30/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

G

| YEAR BLT | 1979 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 435,894 | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|--|
| NET AREA | 2,062 | DETAIL ADJ | 0.980 | FOUNDATION | 1 | PIER | 0.98 | + | BAS | L | BASE AREA | 1,230 | 1979 | 196.66 | 241,648 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$211 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 832 | 1979 | 178.66 | 148,646 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 1,065 | | 38.40 | 40,896 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | | | | | | | | KITCHEN | | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | | BATHS | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2005 / 17 | |
| | | | | | | | | | | | | | | | | | COND | 17 17 % | |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 17 % GD 83 | |
| | | | | | | | | | | | | | | | | | RCNLD | \$361,800 | |