

Key: 4744

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.497

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
TALCOTT RICHARD & CHRISTINE TRS 26 CUSHING ROAD WESTWOOD, MA 02090				40-1-55-0				175 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TALCOTT RICHARD & CHRISTINE TRS				03/24/2022	F	1	56598-274				
TALCOTT RICHARD & CHRISTINE TRS				05/13/2019	L	371,501	51101-157				
US BANK NA				04/30/2018	L	396,000	49747-297				

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	%
19-454	06/17/2019	3	ALTERATIONS	23,000	09/21/2020	JD	100	100
91-875	12/11/1991	3	ALTERATIONS				100	100

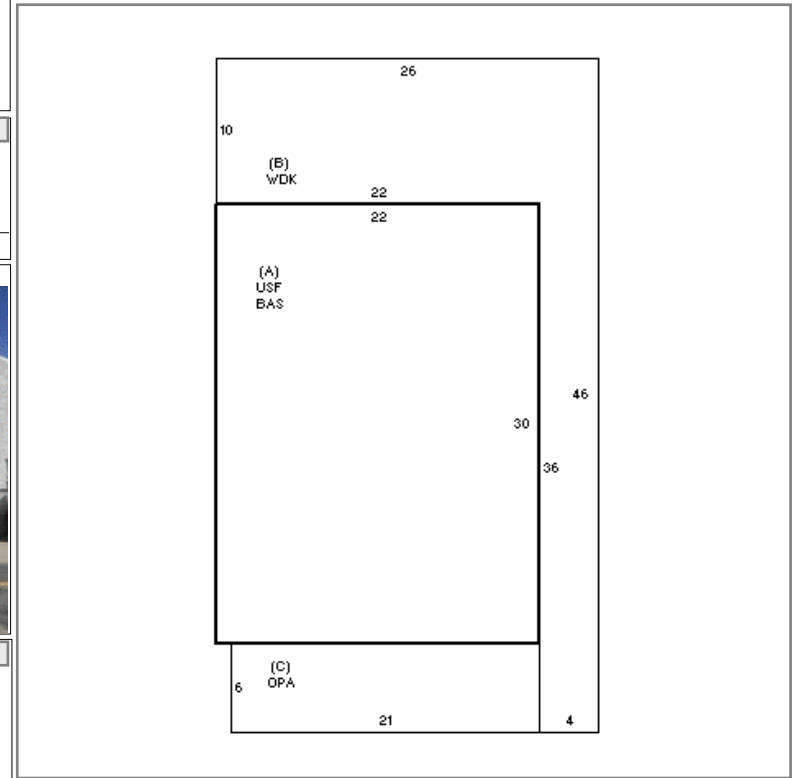
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,000	OS 1.00	100	1.00	100	1.00	704,000	11.30	100	1.00	WF7 1.60	547,930

TOTAL	3,000 SF	ZONING	FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	547,900	498,100		
Inf1	FACTOR 100		BUILDING	224,700	209,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				772,600	707,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2020	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%]			



DETACHED

BUILDING

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	0.970
\$NLA(RCN)	\$224	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	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	BAS	L	BASE AREA	660	1978	214.09	141,297
A	USF	L	UPPER STORY FIN	660	1978	194.69	128,494
B	WDK	N	WOOD DECK	404		38.40	15,514
C	OPA	N	OPEN PORCH	126		51.50	6,489

TOTAL RCN	295,674	
CONDITION ELEM	CD	
EXTERIOR	F	A
INTERIOR	A	A
KITCHEN	A	A
BATHS	G	A
HEAT	U	A
ELECT	A	A
EFF.YR/AGE	1991 / 31	
COND	25 25%	
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$224,700	