

Key: 4745

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.498

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WOOD CHRISTOPHER W & LIVIA 10 VETERANS WAY NORTH ATTLEBORO, MA 02760				40-1-56-0				177 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOOD CHRISTOPHER W & LIVIA				05/29/2018	QS	590,000	49848-211				
LOCONTE PAUL A				03/01/2008	F	290,000	35753-181				
LOCONTE PAUL A				03/28/1979	QS		4632-322				


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	%
12-315	06/07/2012	3	ALTERATIONS	12,000	07/16/2013	SJ	100	100
11-500	08/11/2011	3	ALTERATIONS	10,000	07/17/2012	SJ	100	100
95-207	04/24/1995	3	ALTERATIONS				100	100
93-319	06/10/1993	3	ALTERATIONS				100	100
88-293	06/06/1988	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	3,000	OS 1.00	100	1.00	100	1.00	704,000	11.30	100	1.00	WF7 1.60	547,930

TOTAL	3,006 SF	ZONING		FRNT	42	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	547,900	498,100			
Inf1	FACTOR 100		BUILDING	356,600	330,200			
Inf2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	905,000	828,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	DATE
SHF	A	1.00	30 0.70		40	17.03	500		09/10/2019



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2013
MODEL	1		RESIDENTIAL	LIST	7/6/2013
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/10/2019
QUALITY	A	1.00	AVERAGE [100%]		JD
FRAME	1	1.00	WOOD FRAME [100%]		

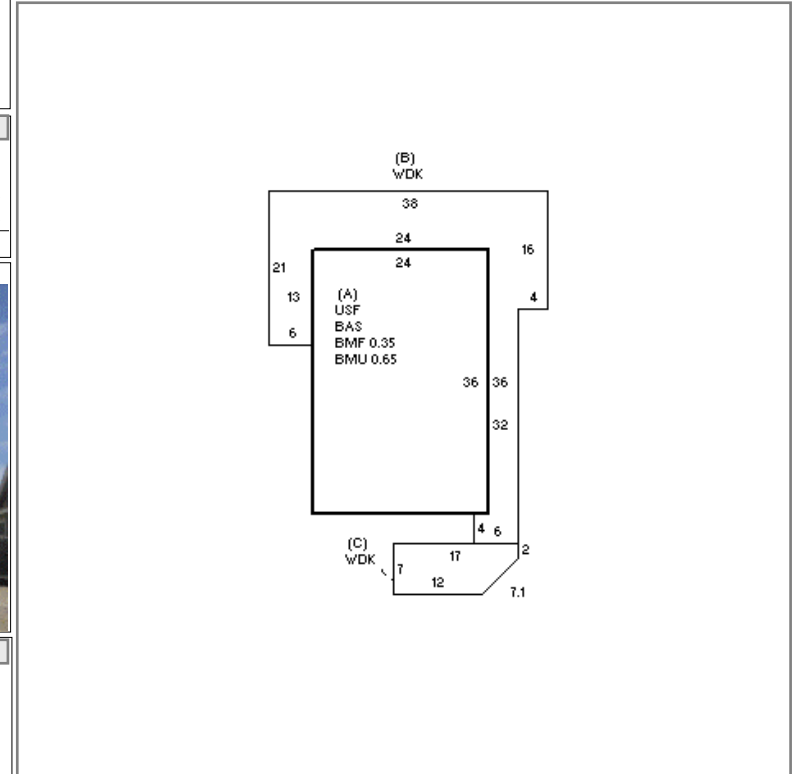
BUILDING

BLDG COMMENTS	
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YEAR BLT	1979	SIZE ADJ	1.000
NET AREA	1,728	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,800
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	562		49.26	27,682
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	302		69.15	20,882
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	864	1979	207.43	179,217
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	864	1979	188.63	162,979
FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	689		38.40	26,458
INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								



TOTAL RCN	424,509
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$356,600