

Key: 4746

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.499

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEAHY SUSAN TR 16 WILLIAMS STREET CANTON, MA 02021				40-1-57-F				179 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEAHY SUSAN TR				11/25/2016	F	100	47790-244				
LEAHY SUSAN				08/20/2013	A	150,000	43512-185				
NAPTURN REALTY TRUST &				06/26/2007	F	100	34726-195				

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	%
03-114	03/20/2003	7	OTHERS		05/24/2023	JD	100	100
01-536	09/25/2001	3	ALTERATIONS				100	100
92-323	04/27/1992	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,223 OS	1.00	100	1.00	704,000	10.55	100	1.00	WF7	1.60	549,410

TOTAL	3,223 SF	ZONING	OCEANSIDE	FRNT	122	ASSESSED	549,400	CURRENT	549,400	PREVIOUS	499,500
Ngh	OCEANSIDE	NOTE	LAND	549,400	499,500						
Inf1	FACTOR 100		BUILDING	124,500	54,300						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
			TOTAL	673,900	553,800						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	709	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	412	1900	268.71	110,709
\$NLA(RCN)	\$314	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	231	1900	244.36	56,448
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	264		51.50	13,596
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	66	1900	173.62	11,459
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	686		38.40	26,342
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,340.00	1,340
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	222,292
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$124,500

