

Key: 4753

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.505

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ILANO ERWIN TR S/O SNOW FRANK R TR P.O. BOX 242 GREENBUSH, MA 02040				46-14-15-0				164 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SNOW FRANK R TR				07/27/2023	U	197,500	58133-13				
ILANO ERWIN TR				08/23/2016	F	1	47357-248				
COMMONWEALTH REALTY SER I				08/15/2014	U	206,000	44639-295				

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 %
16-625	10/18/2016	3	ALTERATIONS	20,000	08/02/2017	SJ	100 50
16-625	10/18/2016	3	ALTERATIONS	20,000	08/27/2018	JD	100 90
16-625	10/18/2016	3	ALTERATIONS	20,000	08/19/2019	JD	100 90
16-625	10/18/2016	3	ALTERATIONS	20,000	07/17/2020	JD	100 90
16-625	10/18/2016	3	ALTERATIONS	20,000	08/04/2021	JD	100 90

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,425	OS 1.00	100	1.00	100	1.00	330,000	9.95	W75 0.75	R08 1.00	258,140

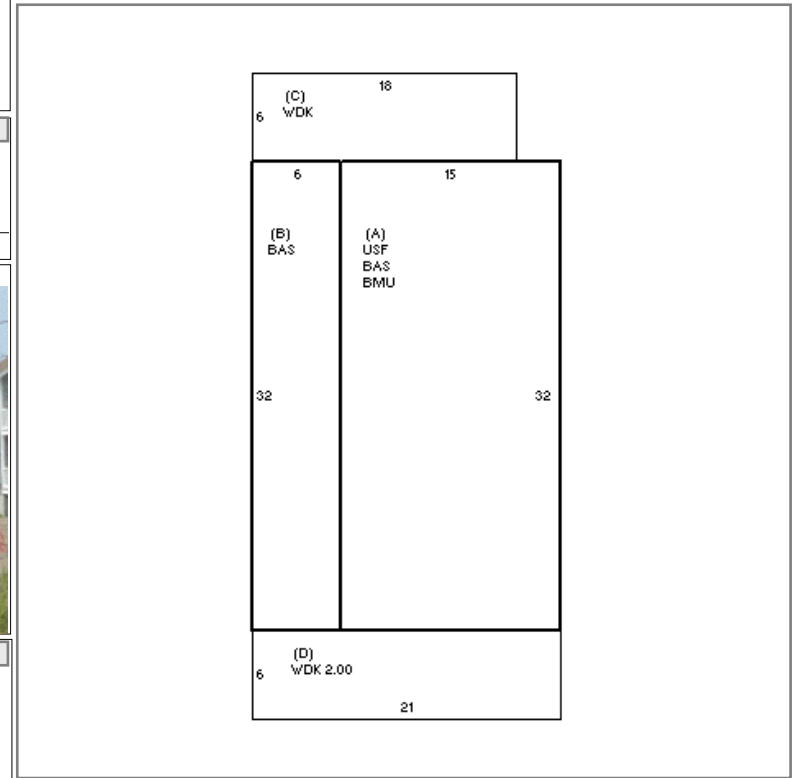
TOTAL	3,441 SF	ZONING	FRNT	33	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	258,100	312,900
Inf1	FACTOR 100		LAND BUILDING	0	0		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			258,100	312,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/21/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/20/2022	JD
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	1,152	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		61.76	29,645
\$NLA(RCN)	\$266	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	480	1900	212.35	101,928
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	672	1900	233.51	156,917
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	360		38.40	13,824
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								



MEASURE	7/21/2009	PL
LIST	7/21/2009	EST
REVIEW	7/20/2022	JD

TOTAL RCN	306,394	CONDITION ELEM	CD
EXTERIOR			P
INTERIOR			P
KITCHEN			P
BATHS			P
HEAT			
ELECT			
EFF.YR/AGE	1954 / 68		
COND	60	60 %	
FUNC	40	structural	
ECON	0		
DEPR	100	% GD	0
RCNLD			\$0