

Key: 4754

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.506

LEGAL

| CURRENT OWNER                                     |  |  |  | PARCEL ID  |    |            |              | LOCATION           |  |  |  |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| LUND MARY<br>4 MEADOWS ROAD<br>SCITUATE, MA 02066 |  |  |  | 46-14-14-0 |    |            |              | 166-REAR TURNER RD |  |  |  |
| TRANSFER HISTORY                                  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                    |  |  |  |
| LUND MARY   |  |  |  | 12/21/2018 | V  | 50,000     | 50658-31     |                    |  |  |  |
| FERREIRA EVELYN S PATTERS                         |  |  |  | 12/21/1992 | A  | 10,000     | 11520-330    |                    |  |  |  |
| PATTERSON GILBERT ETAL                            |  |  |  | 01/01/1939 | XX |            | 1753-383     |                    |  |  |  |

| 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    | % |
|        |        |               |      |        |       |    |        |   |

LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 3,721    | OS 1.00 | 100  | 1.00 | 440,000  | 9.19 | 100  | 1.00 | R08 | 1.00       | 345,290   |

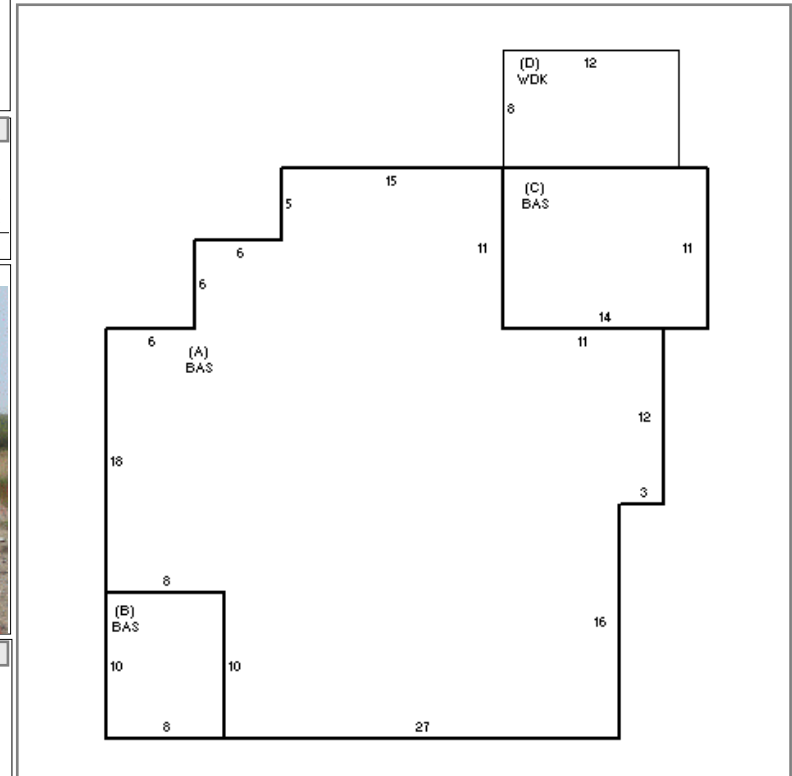
| TOTAL | 3,721 SF   | ZONING           | FRNT 46 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|------------------|---------|--------------|----------------|----------------|
| Ngh   | OCEANSIDE  | N<br>O<br>T<br>E | IN M40  | LAND         | 345,300        | 313,900        |
| Inf1  | FACTOR 100 |                  |         | BUILDING     | 67,600         | 60,100         |
| Inf2  | PHY 100    |                  |         | DETACHED     | 0              | 0              |
|       |            |                  |         | OTHER        | 0              | 0              |
|       |            |                  |         | <b>TOTAL</b> | <b>412,900</b> | <b>374,000</b> |

DETACHED

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



| BLDG COMMENTS |
|---------------|
|               |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/24/2023 | JD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/24/2023 | EST |
| STYLE    | 1  | 0.85 | RANCH [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 |
|--------------|-------|------------|-------|
| NET AREA     | 1,371 | DETAIL ADJ | 0.823 |
| \$NLA(RCN)   | \$190 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 1     | 1.00       |       |
| ROOMS        | 5     | 1.00       |       |
| BEDROOMS     | 3     | 1.00       |       |
| BATHROOMS    | 1     | 1.00       |       |
| # 1/2 BATHS  | 0     | 1.00       |       |
| TOT FIXTURES | 3     | \$1,975    |       |
| # UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION   | ADJ  |
|-----------------|----|---------------|------|
| FOUNDATION      | 2  | SLAB          | 0.95 |
| EXT COVER       | 1  | WD SHINGLES   | 1.00 |
| ROOF SHAPE      | 1  | GABLE         | 1.00 |
| ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |
| FLOOR COVER     | 2  | SOFTWOOD      | 1.00 |
| INT FINISH      | 1  | PLASTER       | 1.00 |
| HEATING/COOLING | 2  | HOT WATER     | 1.02 |
| FUEL SOURCE     | 1  | OIL           | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA   | 1,371 | 1900 | 179.91    | 246,653 |
| D | WDK | N | WOOD DECK   | 96    |      | 38.40     | 3,686   |
|   | FPL | O | FIREPLACE   | 1     |      | 7,813.00  | 7,813   |

| TOTAL RCN      | 260,127       |
|----------------|---------------|
| CONDITION ELEM | CD            |
| EXTERIOR       | P             |
| INTERIOR       | P             |
| KITCHEN        | P             |
| BATHS          | P             |
| HEAT           | O             |
| ELECT          | O             |
| EFF.YR/AGE     | 1952 / 70     |
| COND           | 64 64 %       |
| FUNC           | 10 structural |
| ECON           | 0             |
| DEPR           | 74 % GD 26    |
| RCNLD          | \$67,600      |