Key: 4756

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,508

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PATTERSON JAMIE L 174 TURNER RD SCITUATE, MA 02066	46-14-12-0	174 TURNER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PATTERSON JAMIE L	08/31/2022	A	330,000	57193-1
PATTERSON DOUGLAS H TR &	09/18/2017	F	100	48939-183
PATTERSON GILBERT J JR &	01/01/1951	QS		2105-242

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

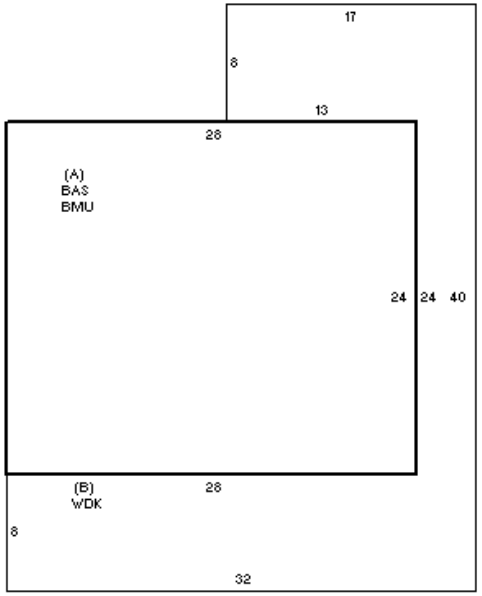
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,750	OS 1.00	100 1.00	100 1.00	440,000	9.12	100 1.00	R08 1.00			345,390

TOTAL	3,750 SF	ZONING		FRNT	56
Ngh	OCEANSIDE	NOTE	IN M40		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	345,400	314,000
BUILDING	78,100	73,400
DETACHED	0	0
OTHER	0	0
TOTAL	**423,500**	**387,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/23/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/21/2009	PL
LIST	7/21/2009	EST
REVIEW	3/30/2011	ER

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	672	DETAIL ADJ	0.867
$NLA(RCN)	$323	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	672		53.72	36,100
A	BAS	L	BASE AREA	672	1950	238.32	160,154
B	WDK	N	WOOD DECK	488		38.40	18,739

TOTAL RCN 217,074

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1952 / 70

COND	64	64 %	
FUNC	0		
ECON	0		
DEPR	64	% GD	36

RCNLD $78,100