

Key: 4759

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.511

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WYCKOFF JOANNE 154 TURNER RD SCITUATE, MA 02066				46-14-26-0				154 TURNER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WYCKOFF JOANNE				05/30/2018	QS	521,500	49853-252				
TURNER STEVEN & LISA P TR				09/19/2012	QS	470,000	41964-253				
COFFEY BRIAN TRS				09/15/2011	U	285,000	40321-341				

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	%
14-204	04/22/2014	3	ALTERATIONS	2,400	07/09/2014	MR	100	100
12-106	03/07/2012	3	ALTERATIONS	58,000	06/01/2012	SJ	100	100
12-106	03/07/2012	3	ALTERATIONS	58,000	06/30/2013	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,800	OS 1.00	100	1.00	528,000	12.08	100	1.00	WV3	1.20	409,890

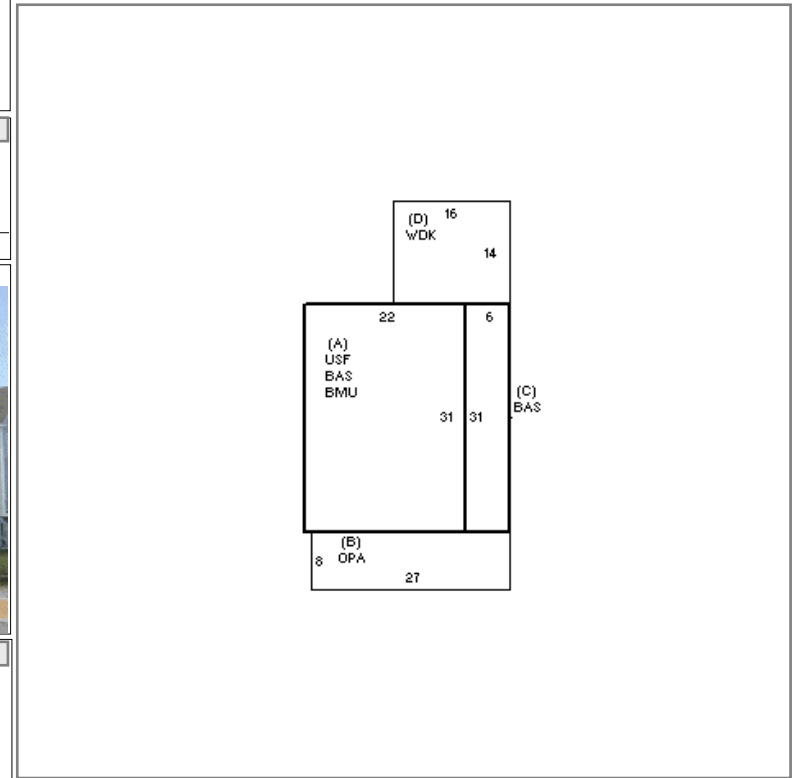
TOTAL	2,788 SF	ZONING	IN M40	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40	LAND	409,900	372,600		
Infl1	FACTOR 100			BUILDING	366,500	326,100		
Infl2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL	776,400	698,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/19/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	Outside Shower
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YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,550	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	682		53.43	36,436
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	682	1900	238.60	162,725
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	216		51.50	11,124
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	868	1900	262.37	227,739
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	224		38.40	8,602
				INT FINISH	1	PLASTER	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	458,115
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$366,500