

Key: 7220

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.902

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| SPINZOLA WILLIAM<br>48 TURNER ROAD<br>SCITUATE, MA 02066 |  |  |  | 39-24-1-0  |    |            |              | 48 TURNER RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| SPINZOLA WILLIAM   |  |  |  | 05/26/1995 | F  | 13596-71   |              |              |  |  |  |
| SPINZOLA WILLIAM N & KATH                                |  |  |  | 04/30/1990 | QS | 125,500    | 9724-220     |              |  |  |  |
| ZUCKER CHRISTOPHER J                                     |  |  |  | 09/15/1983 | XX | 5455-443   |              |              |  |  |  |

| 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 %   |
| 89-164 | 04/18/1989 | 3             | ALTERATIONS |        |       |    | 100 100 |

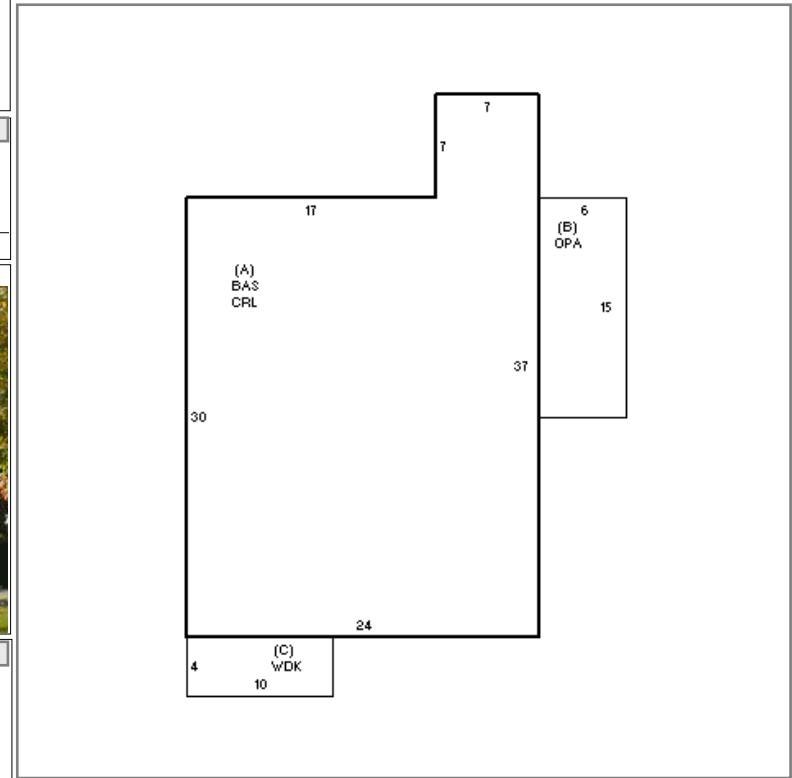
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 10,000   | OS 1.00 | 100  | 1.00 | 100      | 1.00 | 440,000 | 3.58 | 100 | 1.00       | R03 1.00  | 361,190 |

| TOTAL | 10,019 SF  | ZONING | FRNT     | 220    | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|--------|--------------|----------------|----------------|
| Ngh   | OCEANSIDE  | NOTE   |          |        | LAND         | 361,200        | 328,400        |
| Inf1  | FACTOR 100 |        | BUILDING | 70,200 | 65,900       |                |                |
| Inf2  | PHY 100    |        | DETACHED | 600    | 600          |                |                |
|       |            |        | OTHER    | 0      | 0            |                |                |
|       |            |        |          |        | <b>TOTAL</b> | <b>432,000</b> | <b>394,900</b> |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  | 1989 | 50    | 17.03     | 600   |



BLDG COMMENTS



| BUILDING | CD | ADJ  | DESC              | MEASURE | 10/27/2010 | PL  |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 10/27/2010 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 3/10/2011  | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |     |

| YEAR BLT   | 1945  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S   | BAT | T | DESCRIPTION | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-------------|-------|------|-----------|---------|
| NET AREA   | 769   | DETAIL ADJ | 0.850 | FOUNDATION      | 3  | CONT WALL     | 1.00 | A   | CRL | N | BSMT CRAWL  | 769   |      | 11.43     | 8,790   |
| \$NLA(RCN) | \$253 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES   | 1.00 | A   | BAS | L | BASE AREA   | 769   | 1945 | 221.82    | 170,583 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | B   | OPA | N | OPEN PORCH  | 90    |      | 51.50     | 4,635   |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | C   | WDK | N | WOOD DECK   | 40    |      | 38.40     | 1,536   |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD      | 1.00 | F11 | O   | O | FPL 1S 1OP  | 1     |      | 7,281.00  | 7,281   |
|            |       |            |       | INT FINISH      | 1  | PLASTER       | 1.00 |     |     |   |             |       |      |           |         |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR    | 1.00 |     |     |   |             |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 99 | N/A           | 1.00 |     |     |   |             |       |      |           |         |

| TOTAL RCN         | 194.865    |
|-------------------|------------|
| 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             | \$70,200   |