Key: 7330

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,006

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLOWAC TODD D & MARISSA 75 TURNER RD SCITUATE, MA 02066	40-9-19-0	75 TURNER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GLOWAC TODD D & MARISSA	06/29/2004	QS	500,000	28551-137
OBRIEN THOMAS A & RUTH	11/06/1980	QS		4906-440
CHAPUT WILLIAM T AND RUTH	01/01/1967	XX		3298-21

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

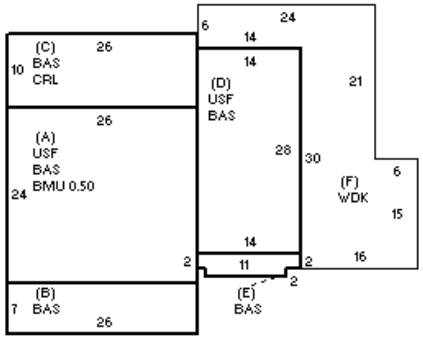
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-570	06/01/2021	3	ALTERATIONS	20,000	07/13/2022	JD	100	100
18-866	12/10/2018	2	ADDITIONS	185,650	05/01/2019	JD	100	5
18-866	12/10/2018	2	ADDITIONS	185,650	07/09/2020	JD	100	100
11-594	09/20/2011	3	ALTERATIONS	50,000	08/01/2012	SJ	100	100
07-421	07/27/2007	3	ALTERATIONS	1,000	07/09/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,794	OS 1.00	100 1.00	100 1.00	440,000	3.65	100 1.00	R03 1.00			360,790

TOTAL	9,801 SF	ZONING		FRNT	97
Ngh	OCEANSIDE	NOTE	C/W 18A 20		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	360,800	328,000
BUILDING	570,200	513,300
DETACHED	17,800	16,900
OTHER	0	0
TOTAL	**948,800**	**858,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	60 0.40	18 X 18		324	47.82	6,200
IPG	A 1.00	30 0.70	30 X 14	1988	420	39.30	11,600

PHOTO 07/09/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2020	JD
LIST	7/9/2020	JD
REVIEW	7/13/2022	JD

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	2,513	DETAIL ADJ	1.224
$NLA(RCN)	$277	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,463
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	312		62.94	19,636
A	USF	L	UPPER STORY FIN	624	1935	237.46	148,173
+	BAS	L	BASE AREA	1,105	1935	261.12	288,532
C	CRL	N	BSMT CRAWL	260		14.05	3,653
D	BAS	L	BASE AREA	392	2019	261.12	102,357
D	USF	L	UPPER STORY FIN	392	2019	237.46	93,083
F	WDK	N	WOOD DECK	534		42.24	22,557
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,806.20	1,806

TOTAL RCN	695,323

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$570,200