Key: 7934

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,610

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SVAGDIS JOHN 158 TURNER RD SCITUATE, MA 02066	46-14-24-0	158 TURNER RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SVAGDIS JOHN	12/22/2020	QS	328,000	54055-307
SAND HILL PROPERTY LLC	06/26/2015	QS	267,500	45715-336
FLYNN LAWRENCE J TRUSTEE	03/01/1995	G	510,000	13448-61

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

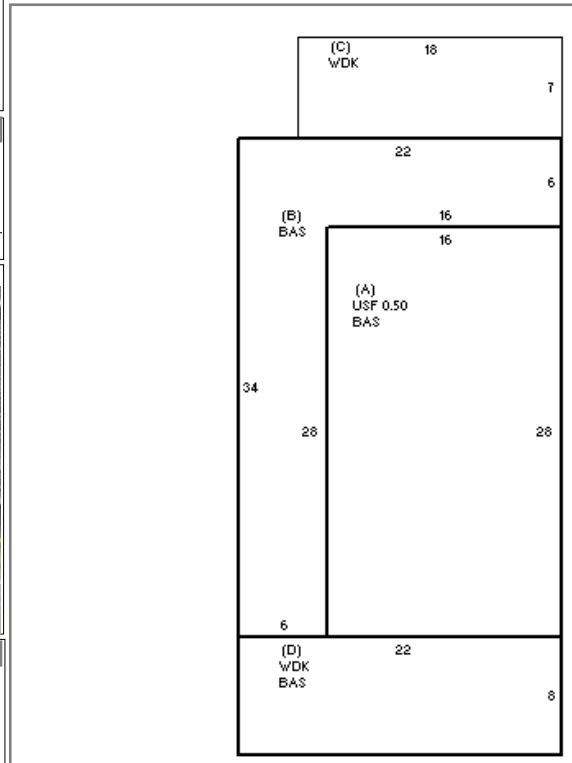
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1387	11/02/2021	3	ALTERATIONS	21,002	07/20/2022	JD	100	100
SS09-18		5	SPLIT/SUB/LA		12/04/2008	ER	100	100
93-432	07/20/1993	3	ALTERATIONS				100	100
92-588	07/20/1992	3	ALTERATIONS				100	100
91-366	07/24/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,501	OS 1.00	100 1.00	100 1.00	422,400	6.32	80 0.80	WV3 1.20			336,860

TOTAL	5,501 SF	ZONING		FRNT	92
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	336,900	306,200
BUILDING	128,800	114,500
DETACHED	0	0
OTHER	0	0
TOTAL	**465,700**	**420,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/20/2022

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/6/2021	JD
LIST	8/6/2021	EST
REVIEW	7/20/2022	JD

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,148	DETAIL ADJ	0.807
$NLA(RCN)	$193	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,937
# 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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	924	1900	184.92	170,862
A	USF	L	UPPER STORY FIN	224	1900	168.16	37,668
+	WDK	N	WOOD DECK	302		38.40	11,597

TOTAL RCN 222,064

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

EFF.YR/AGE 1965 / 57

COND	42	42 %	
FUNC	0		
ECON	0		
DEPR	42	% GD	58

RCNLD $128,800