

Key: 1502

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.449

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| WILKES PHILIP B & MEGHAN 9 KATHYS PTH SCITUATE, MA 02066 | | | | 13-1-20-I | | | | 9 KATHYS PTH | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WILKES PHILIP B & MEGHAN | | | | 08/15/2014 | QS | 485,000 | 44642-64 | | | | |
| IORIO ARTHUR & MARY | | | | 12/14/1979 | QS | | 4769-278 | | | | |
| IORIO ARTHUR AND MARY | | | | 04/27/1979 | XX | | 4647-183 | | | | |

| 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 % |
| | | | | | | | |

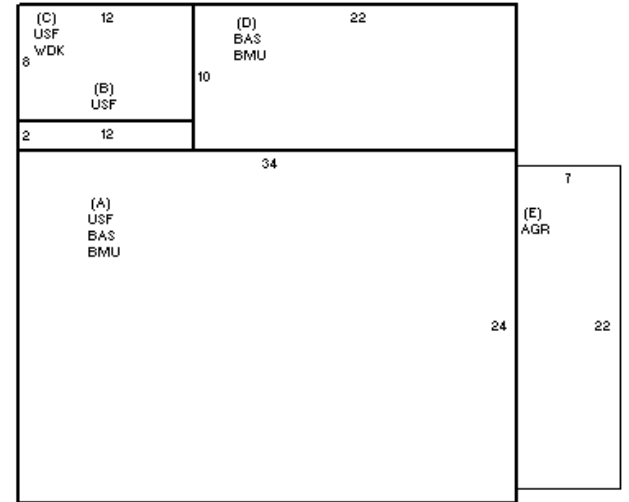
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|-----|------|------------|-----------|
| 100 | S | 32,100 | NS 1.00 | 100 | 1.00 | 100 | 1.00 | | R04 | 1.00 | | 394,120 |

| TOTAL | 32,104 SF | ZONING | | FRNT | 184 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | | | | LAND | 394,100 | 358,300 |
| Infl1 | FACTOR 100 | | BUILDING | 390,900 | 367,200 | | | |
| Infl2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 785,000 | 725,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/16/2010 | PL |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/18/2011 | KT |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1979 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 1,972 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$264 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 7 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| # 1/2 BATHS | 1 | 1.00 | |
| TOT FIXTURES | 8 | \$7,181 | |
| # UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,036 | | 51.36 | 53,207 |
| EXT COVER | 2 | CLAPBOARD | 1.00 | + | BAS | L | BASE AREA | 1,036 | 1979 | 226.58 | 234,741 |
| ROOF SHAPE | 6 | SALTBOX | 1.00 | + | USF | L | UPPER STORY FIN | 936 | 1979 | 206.05 | 192,866 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 96 | | 42.24 | 4,055 |
| FLOOR COVER | 99 | N/A | 1.00 | E | AGR | N | ATT GARAGE | 154 | | 72.76 | 11,206 |
| INT FINISH | 99 | N/A | 1.00 | | BMG | O | BSMT GARAGE | 2 | | 2,740.10 | 5,480 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | F22 | O | FPL 2S 2OP | 1 | | 12,435.50 | 12,436 |
| FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 521,171 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1990 / 32 |
| COND | 25 25 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 25 % GD 75 |
| RCNLD | \$390,900 |