

Key: 2373

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.283

LEGAL

| CURRENT OWNER                   |  |  |  | PARCEL ID                                       |  |  |  | LOCATION      |    |            |              |  |
|---------------------------------|--|--|--|---|--|--|--|---------------|----|------------|--------------|--|
| MYLETT MICHAEL W JR & CHRISTINA |  |  |  | 27-1-7-J  |  |  |  | 3 WINDWARD LN |    |            |              |  |
| 3 WINDWARD LN                   |  |  |  | TRANSFER HISTORY                                |  |  |  | DOS           | T  | SALE PRICE | BK-PG (Cert) |  |
| SCITUATE, MA 02066              |  |  |  | MYLETT MICHAEL W JR & MANKEWICH JAMES & SUZANNE |  |  |  | 07/15/2014    | QS | 700,000    | 44531-69     |  |
|                                 |  |  |  | SHANNON PATRICIA & MICHAEL                      |  |  |  | 08/05/2005    | QS | 770,000    | 31089-160    |  |
|                                 |  |  |  |   |  |  |  | 03/28/2003    | QS | 670,000    | 24618-116    |  |

| 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 %   |
|        |        | 6             | CYCL GROWTH |        |       |    | 100 100 |

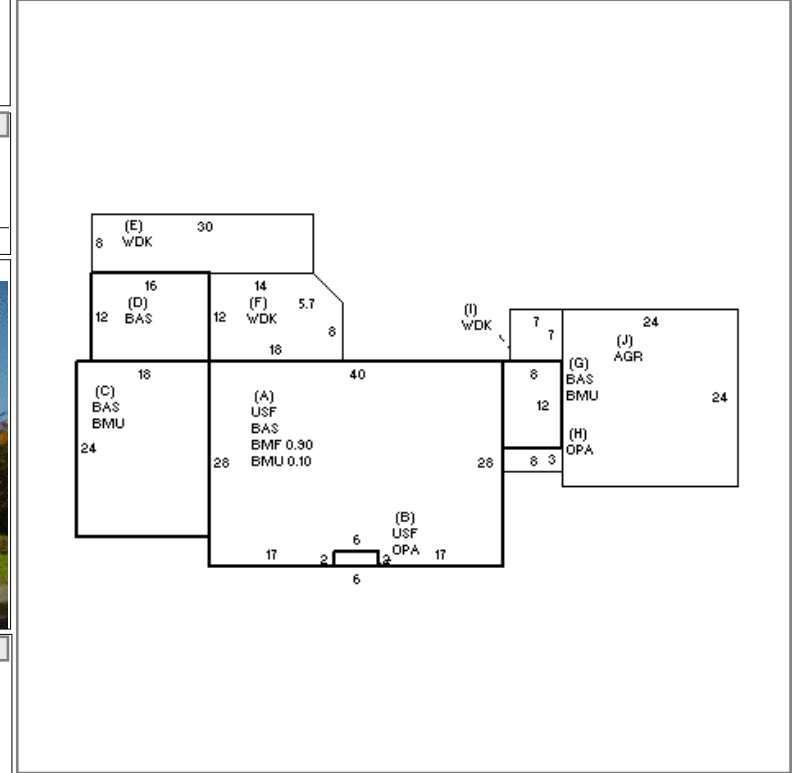
LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 20,245   | SC 1.00 | 100  | 1.00 | 100      | 1.00 | 616,000 | 1.85 | 100 | 1.00       | R06 1.40  | 529,330 |

DETACHED

| TOTAL | 20,255 SF  | ZONING | FRNT         | 287     | ASSESSED         | CURRENT        | PREVIOUS |
|-------|------------|--------|--------------|---------|------------------|----------------|----------|
| Ngh   | SCITUATE   | NOTE   |              |         | LAND             | 529,300        | 378,100  |
| Inf1  | FACTOR 100 |        | BUILDING     | 657,500 | 608,400          |                |          |
| Inf2  | PHY 100    |        | DETACHED     | 0       | 0                |                |          |
|       |            |        | OTHER        | 0       | 0                |                |          |
|       |            |        | <b>TOTAL</b> |         | <b>1,186,800</b> | <b>986,500</b> |          |

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



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 8/26/2010 | PL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    |           |    |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/29/2011 | KT |
| QUALITY  | G  | 1.20 | GOOD [100%]       |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

BLDG COMMENTS  
SALES REVIEW/FY12 FR-VG TO +

G

| YEAR BLT   | 1986  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 853,954    |            |  |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|--|
| NET AREA   | 2,948 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 639   |      | 50.32     | 32,153  | CONDITION ELEM | CD         |            |  |
| \$NLA(RCN) | \$290 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | + | BMF | N | BSMT FINISH-SEP | 997   |      | 70.64     | 70,424  | EXTERIOR       |            |            |  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | USF | L | UPPER STORY FIN | 1,120 | 1986 | 215.08    | 240,888 | INTERIOR       |            |            |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | OPA | N | OPEN PORCH      | 36    |      | 61.80     | 2,225   | KITCHEN        |            |            |  |
|            |       |            |       | FLOOR COVER     | 99 | N/A            | 1.00 | + | BAS | L | BASE AREA       | 1,828 | 1986 | 236.51    | 432,336 | BATHS          |            |            |  |
|            |       |            |       | INT FINISH      | 99 | N/A            | 1.00 | + | WDK | N | WOOD DECK       | 497   |      | 46.08     | 22,902  | HEAT           |            |            |  |
|            |       |            |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | J | AGR | N | ATT GARAGE      | 576   |      | 51.17     | 29,476  | ELECT          |            |            |  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | F22 | O | FPL 2S 2OP      | 1     |      | 13,566.00 | 13,566  |                |            |            |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1995 / 27  |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | COND       | 23 23 %    |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0          |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON       | 0          |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR       | 23 % GD 77 |  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$657,500  |  |