

Key: 2475

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.387

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KIMBALL JOHN H & HEIDI 16 WOOD ISLAND RD SCITUATE, MA 02066				4-2-9-0				16 WOOD ISLAND RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KIMBALL JOHN H & HEIDI				01/28/2021	QS	1,047,500	54289-54					
YEH, HENRY & JANICE L				09/03/2008	H	248,734	36327-192					
GATES LAWRENCE S & ALICE				07/18/2006	F	-100	33039-133					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	880,000	1.00	100	1.00	WV5	2.00	808,080
300	A	0.066	NS 1.00	100	1.00	39,600	1.00	100	1.00	WV5	2.00	2,610

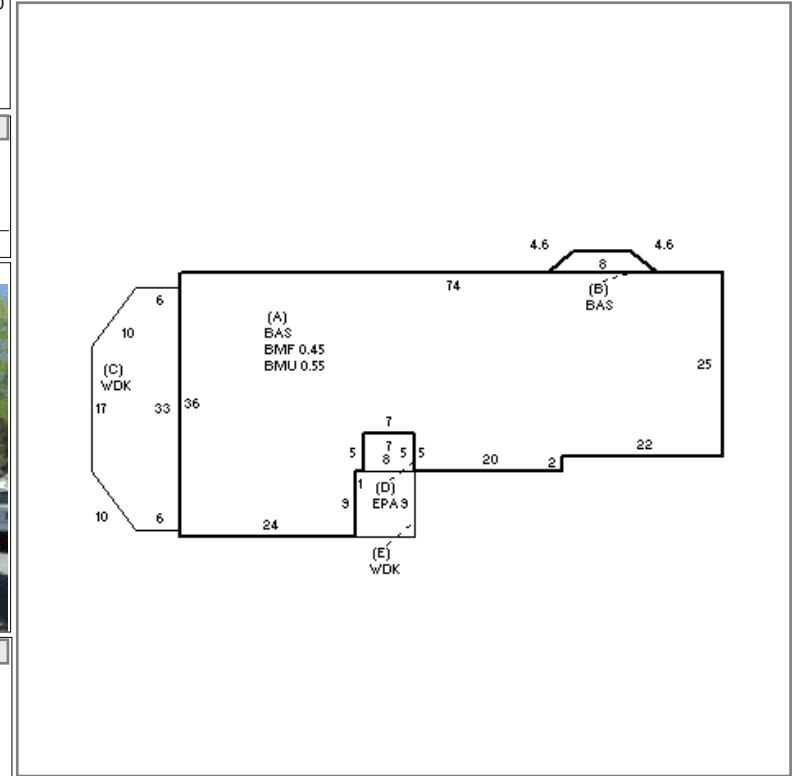
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-611	12/12/2008	3	ALTERATIONS	200,000	09/11/2009	SJ	100	100
08-611	12/12/2008	3	ALTERATIONS	200,000	06/21/2010	SJ	100	100
08-600	12/01/2008	3	ALTERATIONS	20,000	09/11/2009	SJ	100	100
08-570	11/10/2008	3	ALTERATIONS	5,500	09/11/2009	SJ	100	100

LAND

TOTAL	42,893 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	810,700	737,100
Infl1	FACTOR 100		BUILDING	462,300	417,100		
Infl2	PHY 100		DETACHED	2,200	2,100		
			OTHER	0	0		
			TOTAL	1,275,200	1,156,300		

DET
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 14X10		140	13.34	1,300
SHF	A	1.00	30 0.70 10X8		80	15.97	900



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BUILDING	CD	ADJ	DESC	MEASURE	10/5/2021	JM
MODEL	1		RESIDENTIAL	LIST	5/18/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SHOWER

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	642,025		
NET AREA	2,170	DETAIL ADJ	0.892	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,174		47.99	56,345	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	961		67.37	64,746	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,170	1974	212.55	461,240	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	420		46.08	19,354	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	D	EPA	N	ENCLOSED PORCH	35		108.24	3,788	BATHS	A		
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F11	O	FPL 1S 1OP	1		8,737.20	8,737	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		F12	O	FPL 1S 2OP	1		12,416.40	12,416				
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$462,300