Key: **261**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 249

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRILL WAYNE S & MARTHA L **4 INDIAN WIND DRIVE** **SCITUATE, MA 02066**	**10-5-1-0**	**4 INDIAN WIND DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORRILL WAYNE S & MARTHA	07/27/1989	QS	345,000	9267-156
WINCHESTER WALTER		QS		3457-431

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		08/03/2009	PL	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R05	1.00			404,040
300	A	0.019	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00			380

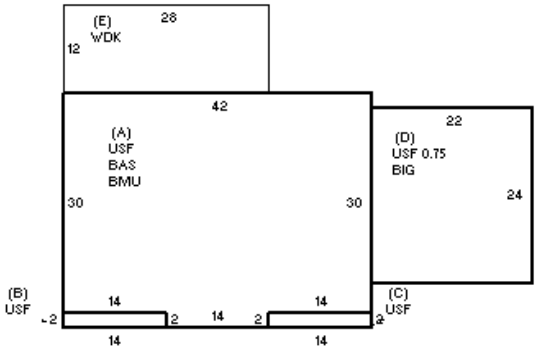
TOTAL	40,835 SF	ZONING		FRNT	391
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	404,400	367,700
BUILDING	641,900	596,200
DETACHED	0	0
OTHER	0	0
TOTAL	**1,046,300**	**963,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/12/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/3/2009	PL
LIST	8/3/2009	PL
REVIEW	3/7/2011	KT

BLDG COMMENTS

OTHER FIX=SINK & SHOWER

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	3,028	DETAIL ADJ	1.040
$NLA(RCN)	$268	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	10	$9,984
# 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	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,288		52.95	68,194
A	BAS	L	BASE AREA	1,288	1988	235.72	303,605
+	USF	L	UPPER STORY FIN	1,740	1988	214.36	372,988
D	BIG	N	BUILT-IN GARAGE	528		54.32	28,681
E	WDK	N	WOOD DECK	336		46.08	15,482
	F22	O	FPL 2S 2OP	1		13,566.00	13,566

TOTAL RCN	812,500
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$641,900