

Key: 2926

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.833

LEGALS

LAND

DETACHED

BUILDING

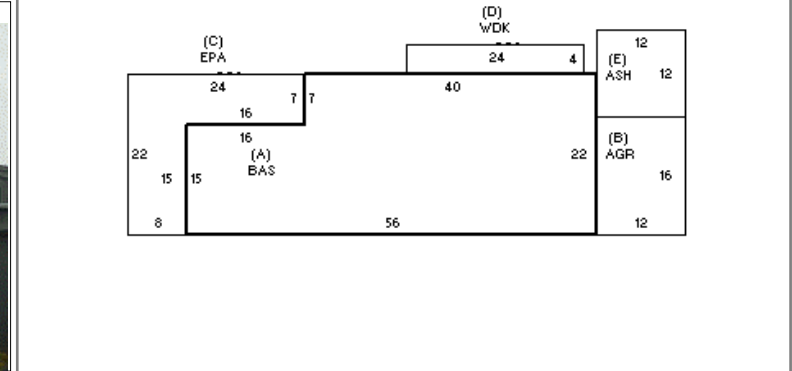
CURRENT OWNER				PARCEL ID				LOCATION			
ROJIK AMY S/O WIANNO WAY LLC 10 MONTVALE AVENUE SCITUATE, MA 02066				14-1-32-0				4 WIANNO WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WIANNO WAY LLC				01/06/2023	F	100	57578-182				
ROJIK AMY				11/18/2019	QS	472,200	51963-223				
STRODE NITA				03/30/1995	I	120,000	13501-96				

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

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	NS 1.00	100	1.00	528,000	1.96	100	1.00	PF1	1.20	451,510

TOTAL	19,000 SF	ZONING	NO SCITUATE	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO SCITUATE	NOTE		LAND	451,500	410,500		
Inf1	FACTOR 100		BUILDING	171,400	152,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	622,900	563,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/24/2009	PL	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST			MLS
STYLE	1	0.85	RANCH [100%]	REVIEW	9/10/2020	JD	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	267,890	
NET AREA	1,120	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	1,120	1956	189.80	212,572	CONDITION ELEM	CD	
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	AGR	N	ATT GARAGE	192		61.79	11,863	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	288		90.20	25,978	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	96		38.40	3,686	KITCHEN	A	
				FLOOR COVER	24	COMB	1.00	E	ASH	N	ATT SHED	144		22.35	3,218	BATHS	A	
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		6	1.00															
BEDROOMS		3	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$3,292															
# UNITS		1	1.00															
																EFF.YR/AGE	1968 / 54	
																COND	36 36 %	
																FUNC	0	
																ECON	0	
																DEPR	36 % GD 64	
																RCNLD	\$171,400	