

Key: 2994

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.902

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MARSHALL PAUL & NANCY S/O MURPHY ELIZABETH & SMITH 10 WIGWAM LN SCITUATE, MA 02066				14-2-29-B				10 WIGWAM LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY ELIZABETH & SMITH				06/05/2023	F	100	57977-348				
MARSHALL PAUL & NANCY				09/06/2018	QS	680,000	50261-28				
ZERFOSS ROBERT E JR &				04/03/2013	F	1	42888-145				

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 %
20-255	05/07/2020	3	ALTERATIONS	16,750	09/14/2020	JD	100 100

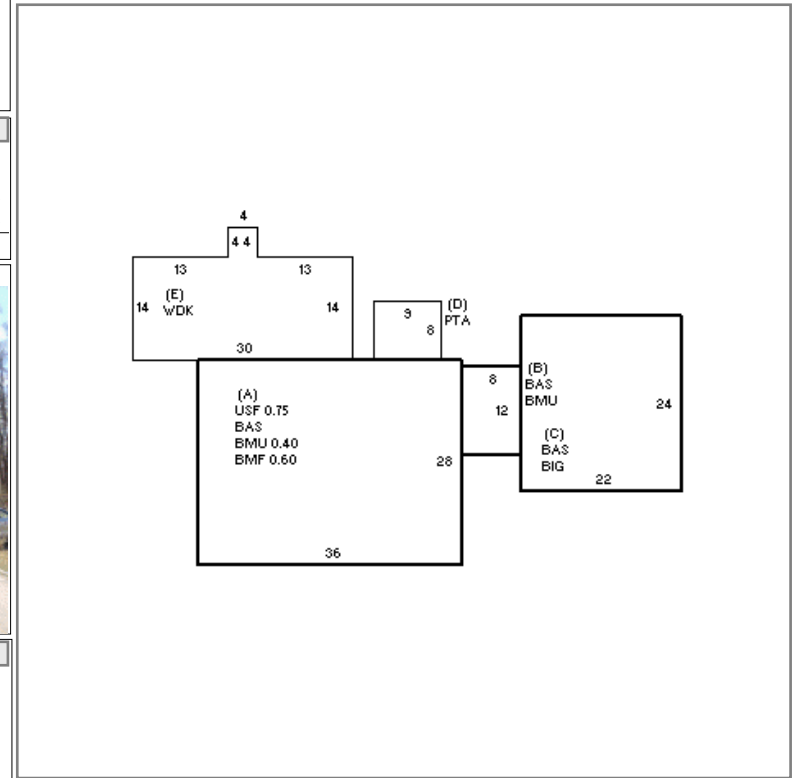
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,366	NS	1.00	100 1.00	440,000	1.36	100 1.00	R04	1.00		389,270

TOTAL	28,366 SF	ZONING	NO. SCITUATE	FRNT	100	ASSESSED	LAND 389,300	CURRENT	389,300	PREVIOUS	353,900
Ngh	NO. SCITUATE	NOTE				BUILDING 604,800	604,800		604,800		544,200
Inf1	FACTOR 100					DETACHED 0	0		0		0
Inf2	PHY 100					OTHER 0	0		0		0
						TOTAL 994,100	994,100		994,100		898,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/14/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/14/2020	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	2,388	DETAIL ADJ	1.144
\$NLA(RCN)	\$305	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$6,040
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	605		70.86	42,870
+	BAS	L	BASE AREA	1,632	1983	245.91	401,319
A	USF	L	UPPER STORY FIN	756	1983	223.62	169,060
+	BMU	N	BSMT UNFINISHED	499		50.48	25,189
C	BIG	N	BUILT-IN GARAGE	528		54.78	28,921
D	PTA	N	PATIO	72		16.39	1,180
E	WDK	N	WOOD DECK	436		42.24	18,416
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	F22	O	FPL 2S 2OP	2		12,434.95	24,870
	ODS	O	OUT DOOR SHOWER	1		1,688.50	1,689

TOTAL RCN	728,617
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$604,800