

Key: 3285

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.167

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
VOITLEIN MICHELLE L 2 WINSLOW AV SCITUATE, MA 02066				28-15-4-0				2 WINSLOW AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
VOITLEIN MICHELLE L				07/30/2018	QS	495,000	50106-1					
BERUBE PATRICIA J				05/05/2017	L	300,000	48395-251					
WELLS FARGO BANK SW				12/02/2016	L	313,667	47829-184					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	OS 1.00	100	1.00	440,000	5.38	100	1.00	R08	1.00	353,520

LAND

TOTAL	6,490 SF	ZONING	FRNT	175	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	353,500	321,400
Inf1	FACTOR 100		BUILDING	321,700	286,400		
Inf2	PHY 100		DETACHED	2,700	2,500		
			OTHER	0	0		
			<b>TOTAL</b>	<b>677,900</b>	<b>610,300</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 70 0.30	GARAGE		180	49.28	2,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1922	SIZE ADJ	1.000
NET AREA	1,684	DETAIL ADJ	1.222
\$NLA(RCN)	\$265	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,821	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	912	1922	254.76	232,345
A	USF	L	UPPER STORY FIN	772	1922	231.68	178,857
+	WDK	N	WOOD DECK	212		38.40	8,141
C	OPA	N	OPEN PORCH	128		51.50	6,592
E	PTA	N	PATIO	320		14.90	4,768
	F21	O	FPL 2S 10P	1		8,239.00	8,239

TOTAL RCN	446,763
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$321,700

