Key: 38

Town of SCITUATE - Fiscal Year 2024

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

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENTILE MARK A & CATHY J 32 INDIAN WIND DRIVE SCITUATE, MA 02066	10-4-1-0	32 INDIAN WIND DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENTILE MARK A & CATHY J	04/06/1995	QS	303,000	13512-145
MAGLIOCHETTI MICHAEL J &	01/15/1993	QS	310,625	11586-170
WINCHESTER MARK & BRENDAN	01/15/1993	QS	310,625	11586-168

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

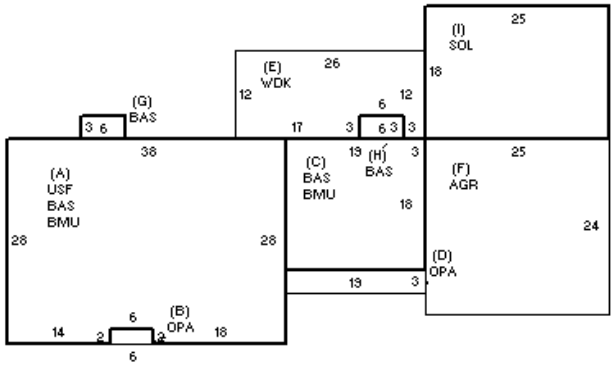
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-715	10/27/2015	2	ADDITIONS	76,500	06/08/2016	SJ	100	100
92-553	07/02/1993	1	NEW CONST				100	100

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	0.352	WS	1.00	100	1.00	100	1.00	19,800	1.00	100	1.00	R05	1.00			6,970

TOTAL	1.270 Acres	ZONING		FRNT	113
Ngh	W. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	411,000	374,000
BUILDING	626,200	587,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,037,200**	**961,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/12/2003

BLDG COMMENTS

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	1/3/2011	PL
LIST	1/3/2011	EST
REVIEW	3/3/2011	KT

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,932	DETAIL ADJ	1.020
$NLA(RCN)	$267	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,834
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	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	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,394		52.04	72,538
A	USF	L	UPPER STORY FIN	1,052	1992	216.34	227,588
+	OPA	N	OPEN PORCH	69		61.81	4,265
E	WDK	N	WOOD DECK	294		46.08	13,548
F	AGR	N	ATT GARAGE	600		50.70	30,419
+	BAS	L	BASE AREA	1,430	1992	237.89	340,188
I	SOL	L	SOL/ 3 SEASON	450	1992	150.55	67,748
	F11	O	FPL 1S 1OP	1		8,737.20	8,737
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	782,752
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2002 / 20	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$626,200