

Key: 4348

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.119

LEGAL

LAND

DETACHED

BUILDING

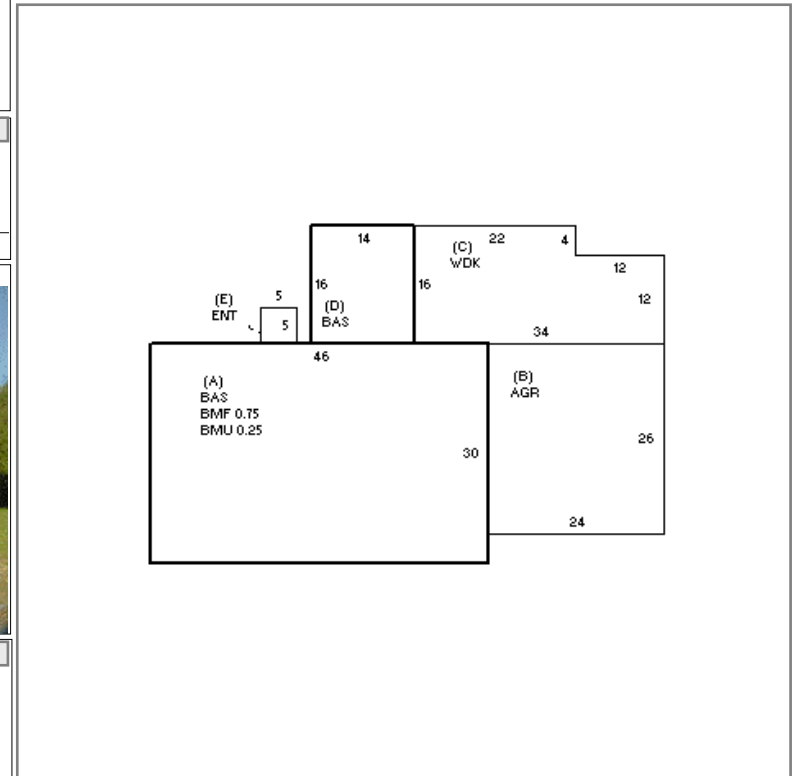
CURRENT OWNER				PARCEL ID				LOCATION			
LINDBLOOM LEIF & BIRGITTA 9 WAMPATUCK AVENUE SCITUATE, MA 02066				39-7-4-0				9 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LINDBLOOM LEIF & BIRGITTA				04/28/1986	QS	147,900	(73137)				
TATREAU DOUGLAS M & ELLEN				01/01/1979	XX		(C00061067)				
THOMAS ZANE R & MARILYN J				01/01/1976	XX		(C00054445)				

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	%
01-204	05/15/2001	2	ADDITIONS				100	100
91-162	05/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,590	OS 1.00	100	1.00	440,000	2.22	100	1.00	R03	1.00	372,590

TOTAL	16,590 SF	ZONING		FRNT	241	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	372,600	338,700		
Infl1	FACTOR 100		BUILDING	349,100	314,800			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	721,700	653,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/3/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/3/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	1,604	DETAIL ADJ	0.841
\$NLA(RCN)	\$290	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$6,661	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	345		47.79	16,488
A	BMF	N	BSMT FINISH-SEP	1,035		67.09	69,439
B	AGR	N	ATT GARAGE	624		46.08	28,756
C	WDK	N	WOOD DECK	496		42.24	20,951
+	BAS	L	BASE AREA	1,604	1973	194.82	312,485
E	ENT	N	ENCLOSED ENTRY	25		107.49	2,687
F11	O		FPL 1S 10P	1		8,009.10	8,009

TOTAL RCN	465,475
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$349,100