

Key: 4351

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.122

LEGAL

LAND

DETACHED

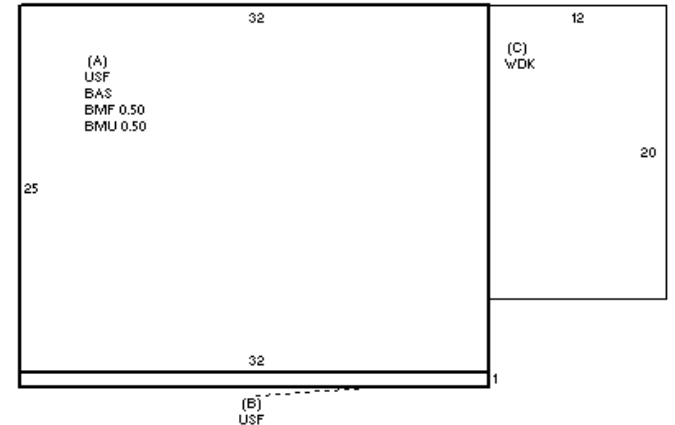
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
BIRNSTILL KEVIN S & KRISTEN A 17 WAMPATUCK AV SCITUATE, MA 02066				39-7-8-F				17 WAMPATUCK AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BIRNSTILL KEVIN S & KRIST				02/16/2016	QS	405,000	(123060)					
WATTS MARY ELLEN				07/12/2011	F	100	(116257)					
WATTS JEFFREY R & MARY EL				08/14/1998	QS	215,800	(93910)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,666	OS 1.00	100	1.00	440,000	4.10	100	1.00	R03	1.00	358,480

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	%
23-566	06/29/2023	3	ALTERATIONS	55,000			0	0
92-531	06/01/1992	3	ALTERATIONS				100	100
88-273	05/01/1988	3	ALTERATIONS				100	100
88-251	05/01/1988	3	ALTERATIONS				100	100

TOTAL	8,666 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	358,500	325,900
Inf1	FACTOR 100		BUILDING	292,400	274,500		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	651,500	601,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BLDG COMMENTS

FY12 FR- GOOD TO AVG

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/15/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,905		
NET AREA	1,632	DETAIL ADJ	0.979	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	400		50.52	20,208	CONDITION ELEM	CD		
\$NLA(RCN)	\$239	OVERALL	1.000	EXT COVER	11	ASPH SHINGLE	0.96	A	BMF	N	BSMT FINISH-SEP	400		70.92	28,368	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	800	1974	205.55	164,438	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	832	1974	186.92	155,520	KITCHEN			
				FLOOR COVER	14	COMB	1.00	C	WDK	N	WOOD DECK	240		38.40	9,216	BATHS			
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES	2	1.00																COND	25 25 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	25 % GD 75
# 1/2 BATHS	1	1.00																RCNLD	\$292,400
TOT FIXTURES	5	\$3,916																	
# UNITS	1	1.00																	