

Key: 4352

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.123

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUNPHY LISA K COFFEY 18 WAMPATUCK AV SCITUATE, MA 02066				39-8-1-0				18 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUNPHY LISA K COFFEY				11/03/2021	F		55963-59				
COFFEY CAROLE A TRS				05/26/2011	F	-100	39970-158				
COFFEY LAURENCE & CAROLE				01/01/1966	QS		3197-42				

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	%
		7	OTHERS		05/22/2023	JD	100	100

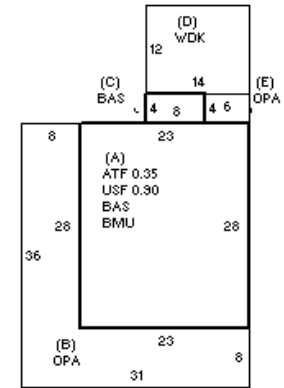
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,109 OS	1.00	100	1.00	100	1.00	440,000	3.91	100	1.00	R03 1.00	359,400

TOTAL	9,109 SF	ZONING	FRNT	207	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	359,400	326,700
Inf1	FACTOR 100		BUILDING	241,200	114,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	600,600	441,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/22/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1895	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,634		
NET AREA	1,481	DETAIL ADJ	1.212	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	644		54.60	35,165	CONDITION ELEM	CD		
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	580	1895	236.52	137,183	EXTERIOR	F		
				ROOF SHAPE	3	GAMBREL	1.00	A	ATF	L	ATTIC FINISH	225	1895	168.04	37,810	INTERIOR	F		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	496		51.50	25,544	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	676	1895	260.09	175,820	BATHS	F		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	168		38.40	6,451	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F	FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$241,200