

Key: 4356

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.127

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUTKOWSKI MICHAEL & CAROLYN 4 WAMPATUCK AV SCITUATE, MA 02066				39-8-5-0				4 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUTKOWSKI MICHAEL & CAROL				10/30/2020	O	625,000	53736-285				
GILL MICHAEL P, THOMAS J &				05/06/2008	F	100	35936-193				
GILL MICHAEL P & THOMAS J				05/06/2008	F	-100	35936-188				

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	%
20-866	12/08/2020	3	ALTERATIONS	25,000	04/15/2021	JD	100	100
20-756	11/04/2020	3	ALTERATIONS	11,100	04/15/2021	JD	100	100
20-755	11/04/2020	3	ALTERATIONS	16,850	04/15/2021	JD	100	100
11-636	10/07/2011	3	ALTERATIONS	7,400	07/16/2012	SJ	100	100
		6	CYCL GROWTH		01/05/2004	PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,520	OS 1.00	100	1.00	100	1.00	440,000	2.52	100	R03 1.00	369,260

TOTAL	14,520 SF	ZONING		FRNT	287	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	369,300	335,700			
Inf1	FACTOR 100		BUILDING	553,900	492,800			
Inf2	PHY 100		DETACHED	11,200	10,700			
			OTHER	0	0			
<b>TOTAL</b>			<b>TOTAL</b>	<b>934,400</b>	<b>839,200</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	22X22	484	46.43	11,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	4/15/2021	JD
MODEL	1		RESIDENTIAL	LIST	4/15/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,464	DETAIL ADJ	1.285	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,408		47.56	66,965
\$NLA(RCN)	\$312	OVERALL	1.000	EXT COVER	13	STONE VENEER	1.05	A	BAS	L	BASE AREA	1,408	1925	275.02	387,232
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,056	1925	250.10	264,109
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	320		99.22	31,750
				FLOOR COVER	2	SOFTWOOD	1.00	C	OPA	N	OPEN PORCH	40		56.65	2,266
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	769,300
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	V
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$553,900

