

Key: 4610

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.373

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|-----------------|--|--|--|
| FALCONE CHERYL & MCMEEKIN DOUGLAS 2 WAMPATUCK WAY SCITUATE, MA 02066 | | | | 40-9-35-0 | | | | 2 WAMPATUCK WAY | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| FALCONE CHERYL & HEARD ERIN & JASON | | | | 10/05/2021 | QS | 859,000 | | 55789-202 | | | |
| WOOD BARRY & SUSAN | | | | 10/30/2017 | QS | 499,000 | | 49110-281 | | | |
| | | | | 10/18/2013 | QS | 370,000 | | 43729-57 | | | |

| 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 % |
| 20-493 | 08/18/2020 | 3 | ALTERATIONS | 60,902 | 02/01/2022 | JD | 100 100 |
| 13-106 | 03/17/2013 | 3 | ALTERATIONS | 10,000 | 08/02/2021 | JD | 100 100 |
| | | 3 | ALTERATIONS | | 07/16/2013 | SJ | 100 100 |
| | | 7 | OTHERS | | 07/18/2006 | SJ | 100 100 |
| 05-490 | 08/10/2005 | 7 | OTHERS | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 4,087 | OS 1.00 | 100 | 1.00 | 396,000 | 8.40 | 90 | 0.90 | R08 | 1.00 | 311,920 |

| TOTAL | 4,087 SF | ZONING | | FRNT | 59 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 311,900 | 283,600 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 464,500 | 413,500 | | | |
| Inf2 | PHY 100 | | DETACHED | 19,200 | 18,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 795,600 | 715,400 | | | |

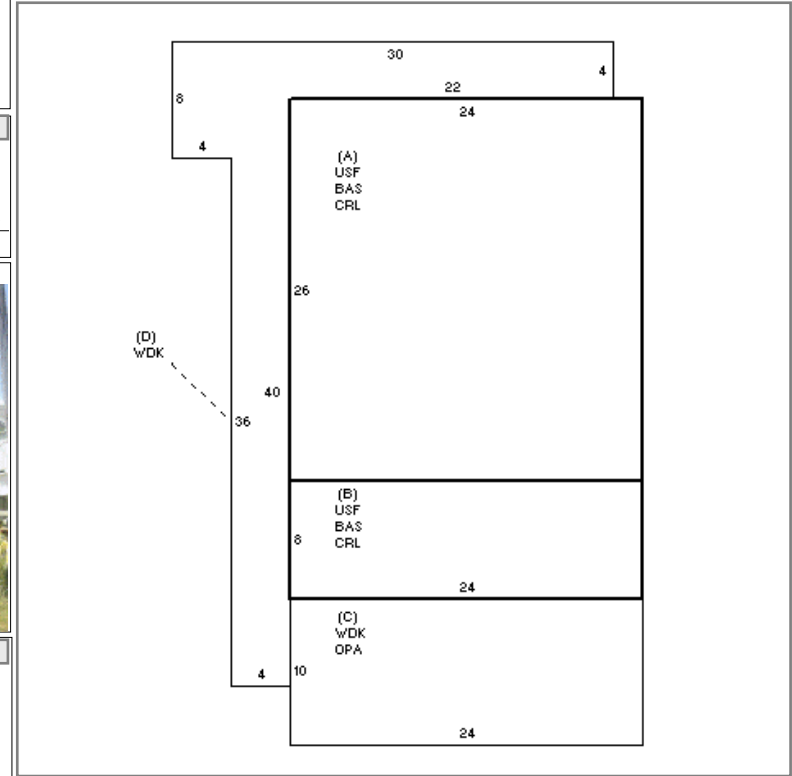
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| DDK | G | 1.20 | 10 0.90 | 16 X 17 | 272 | 29.04 | 7,100 |
| DGF | - | 0.90 | 10 0.90 | 16X17 | 272 | 49.28 | 12,100 |



BLDG COMMENTS

MLS

| BUILDING | CD | ADJ | DESC | MEASURE | 8/2/2021 | JD |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/2/2021 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 2/1/2022 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1935 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 566,440 | | | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|-----------|------|----|
| NET AREA | 1,632 | DETAIL ADJ | 1.236 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | CRL | N | BSMT CRAWL | 816 | | 13.45 | 10,972 | CONDITION ELEM | CD | | | | |
| \$NLA(RCN) | \$347 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | BAS | L | BASE AREA | 816 | 1935 | 311.41 | 254,108 | EXTERIOR | A | | | | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | + | USF | L | UPPER STORY FIN | 816 | 1935 | 283.19 | 231,085 | INTERIOR | G | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | OPA | N | OPEN PORCH | 240 | | 61.80 | 14,832 | KITCHEN | V | | | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.00 | + | WDK | N | WOOD DECK | 536 | | 46.08 | 24,698 | BATHS | V | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | F21 | O | FPL 2S 1OP | 1 | | 9,886.80 | 9,887 | HEAT | U | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | FPL | O | FIREPLACE | 1 | | 9,375.60 | 9,376 | ELECT | U | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | OUT DOOR SHOWER | 1 | | 1,989.60 | 1,990 | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2004 / 18 | | |
| | | | | | | | | | | | | | | | | | | COND | 17 17 % | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 18 | % GD | 82 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$464,500 | | |