

Key: 4615

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.378

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STANTON ROBERT J & JULIE H TR 11 BRANDYWYNE RD WAYLAND, MA 01778				40-9-5-0				40 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STANTON ROBERT J & JULIE				12/29/2005	F	1	31992-109				
STANTON ROBERT J & JULIE				12/29/2005	A	350,000	31992-85				
WHITE VIRGINIA M & HAMEL				01/01/1966	QS		3258-516				

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	%
20-302	06/09/2020	4	DEMO		09/21/2020	JD	100	100
06-113	03/14/2006	2	ADDITIONS	44,000	07/18/2006	SJ	100	100
06-113	03/14/2006	2	ADDITIONS	44,000	07/10/2007	SJ	100	100
87-519	09/18/1987	3	ALTERATIONS				100	100


LAND

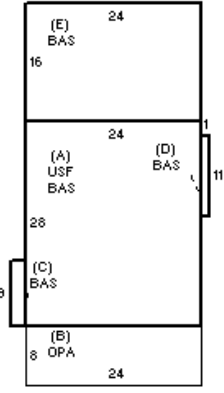
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,512 OS	1.00	100	1.00	440,000	4.17	100	1.00	R08	1.00	358,150

TOTAL	8,512 SF	ZONING	FRNT	73	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	358,200	325,600
Inf1	FACTOR 100		BUILDING	289,800	257,800		
Inf2	PHY 100		DETACHED	3,100	2,900		
			OTHER	0	0		
			<b>TOTAL</b>		<b>651,100</b>	<b>586,300</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90		192	12.38	2,100	09/21/2020 
PTD	A	1.00	50 0.50		240	8.30	1,000	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [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
NET AREA	1,757	DETAIL ADJ	1.222	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,085	1935	252.45	273,904
\$NLA(RCN)	\$258	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	672	1935	229.57	154,273
CAPACITY				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	192		51.50	9,888
STORIES	2		1.00	ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
ROOMS	8		1.00	FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,640.00	1,640
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00								
BATHROOMS	1		1.00	HEATING/COOLING	11	HW/COOL AIR	1.04								
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	5	\$4,888													
# UNITS	1	1.00													

TOTAL RCN	452,832	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$289,800	