

Key: 4619

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.382

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KNOWLES LEE C & HOWELL LAWRENCE K 30 WAMPATUCK AV SCITUATE, MA 02066				40-9-10-0				30 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KNOWLES LEE C & BRINDLEY DONNA				11/23/2022	QS	933,000	57447-341				
CAMPBELL RALPH E & DIANA				01/01/1979	QS		4458-267				
				01/01/1977	XX		4218-624				

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	%
07-07	02/14/2007	7	OTHERS		07/26/2023	JD	100	100
		3	ALTERATIONS	19,500	07/10/2007	SJ	100	10
		2	ADDITIONS		08/04/2004	SJ	100	100
		2	ADDITIONS		01/20/2004	PJB	100	100
02-515	09/05/2002	4	DEMO				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,024	OS 1.00	100	1.00	100	1.00			R03	1.00	373,260

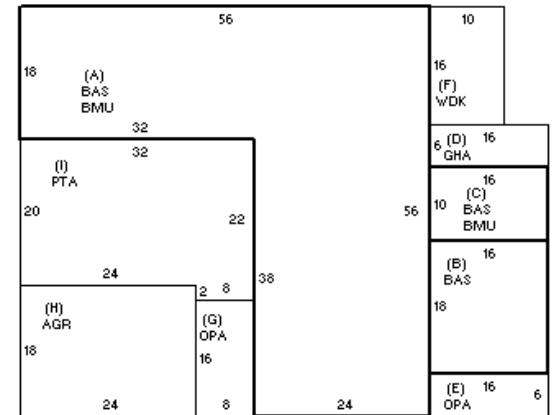
TOTAL	17,024 SF	ZONING	FRNT	277	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	373,300	339,300		
Inf1	FACTOR 100		BUILDING	430,600	332,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	803,900	671,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/26/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1973	SIZE ADJ	1.000
NET AREA	2,368	DETAIL ADJ	0.867
\$NLA(RCN)	\$233	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	552,089
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,080		40.16	83,540	CONDITION ELEM	CD
EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	2,368	1973	169.79	402,057	EXTERIOR	A
ROOF SHAPE	1	GABLE	1.00	D	GHA	N	ATT GREENHOUSE	96		69.15	6,638	INTERIOR	G
ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	224		51.50	11,536	KITCHEN	A
FLOOR COVER	14	COMB	1.00	F	WDK	N	WOOD DECK	160		38.40	6,144	BATHS	G
INT FINISH	2	DRYWALL	1.00	H	AGR	N	ATT GARAGE	432		45.82	19,794	HEAT	A
HEATING/COOLING	2	HOT WATER	1.02	I	PTA	N	PATIO	656		14.90	9,774	ELECT	U
FUEL SOURCE	2	GAS	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281		
					ODS	O	OUT DOOR SHOWER	1		1,163.00	1,163		

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$430,600