

Key: 4620

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.383

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCDOWELL JOHN S & LINDA 28 WAMPATUCK AVENUE SCITUATE, MA 02066				40-9-11-0				28 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCDOWELL JOHN S & LINDA				01/21/1997	QS	220,000	14921-212				
MCCARTHY KEVIN M & JACQUE				07/14/1995	QS	212,000	13694-255				
FLEURY DAVID L				04/14/1992	QS	169,000	10901-247				

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	%
22-0390	04/14/2022	3	ALTERATIONS	19,615	07/14/2022	JD	100	95
22-0390	04/14/2022	3	ALTERATIONS	19,615	05/25/2023	NC	100	100
19-275	04/24/2019	3	ALTERATIONS	22,850	08/08/2019	JD	100	90
19-275	04/24/2019	3	ALTERATIONS	22,850	07/13/2020	JD	100	100
99-314	06/16/1999	2	ADDITIONS				100	100

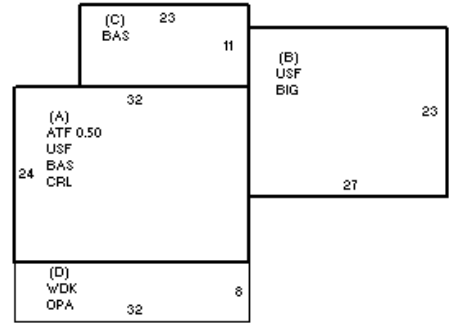
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,102	OS 1.00	100	1.00	440,000	3.54	100	1.00	R03	1.00	361,400

TOTAL	10,102 SF	ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 12		LAND	361,400	328,500
Inf1	FACTOR 100		LAND	614,400	540,000		
Inf2	PHY 100		BUILDING	1,300	1,300		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	977,100	869,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 9X16		144	13.23	1,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/8/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/30/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	740,212
NET AREA	2,794	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		12.58	9,665		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	768	1937	233.84	179,592		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	384	1937	166.14	63,799		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	621		56.47	35,066		
				FLOOR COVER	2	SOFTWOOD	1.00	B	USF	L	UPPER STORY FIN	621	2001	233.84	145,217		
				INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,021	1937	257.14	262,541		
				HEATING/COOLING	2	HOT WATER	1.02	D	OPA	N	OPEN PORCH	256		56.65	14,502		
				FUEL SOURCE	2	GAS	1.00	D	WDK	N	WOOD DECK	256		42.24	10,813		
									FPL	O	FIREPLACE	1		8,594.30	8,594		
									ODS	O	OUT DOOR SHOWER	1		1,806.20	1,806		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83

RCNLD	\$614,400
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