

Key: 4621

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.384

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN KEVIN M & MICHELLE T 22 WAMPATUCK AV SCITUATE, MA 02066				40-9-13-0				22 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN KEVIN M & MICHEL				05/26/2011	QS	675,000	39967-306				
GRAZIANO ALEXANDER A SR &				04/29/2009	U	410,000	37129-242				
HIRSCH JOHN J & DIANE P				11/03/1989	QS	142,000	9442-32				

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 %
09-198	05/19/2009	6	CYCL GROWTH		04/26/2011		100 100
09-198	05/19/2009	3	ALTERATIONS	60,000	07/30/2009	SJ	100 100
		3	ALTERATIONS	60,000	08/09/2010	SJ	100 100
		7	OTHERS		07/18/2006	SJ	100 100
		6	CYCL GROWTH		06/29/2005	SJ	100 95

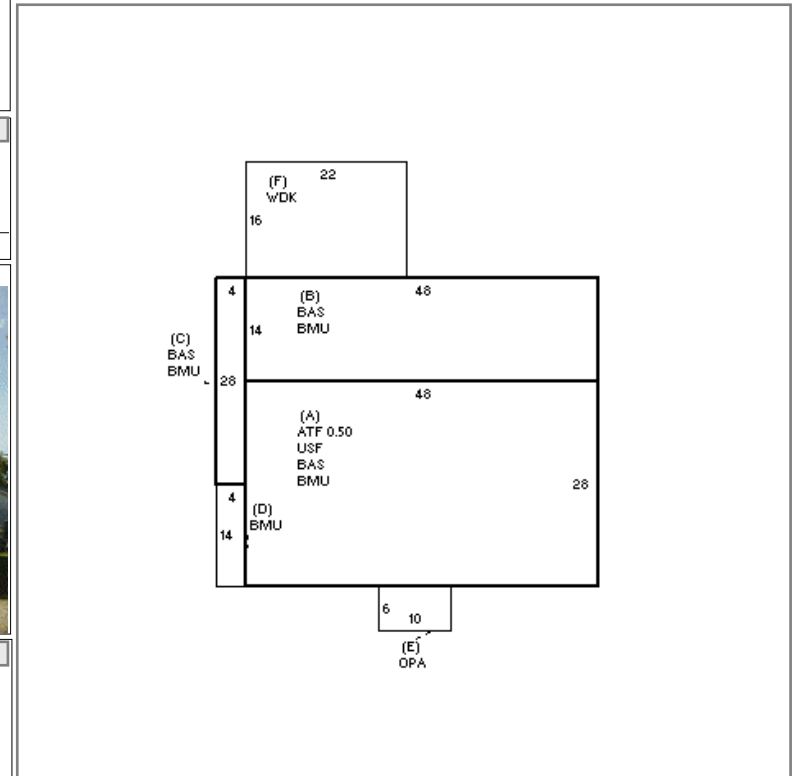
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,089	OS 1.00	100	1.00	440,000	2.29	100	1.00	R03	1.00	371,800

TOTAL	16,074 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	371,800	338,000
Infl1	FACTOR 100		BUILDING	869,000	783,300		
Infl2	PHY 100		DETACHED	11,000	10,000		
			OTHER	0	0		
			TOTAL		1,251,800	1,131,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 workshop/off	1990	10,000	1.10	11,000



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/3/2009	RC
MODEL	1		RESIDENTIAL	LIST	7/3/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/31/2011	ER
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	1,158,688		
NET AREA	4,144	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,184		47.84	104,488	CONDITION ELEM	CD		
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,128	1935	267.82	569,929	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,344	1935	243.56	327,341	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	672	1935	173.04	116,285	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	60		61.80	3,708	BATHS			
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	352		46.08	16,220	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	3		2,988.80	8,966	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$869,000