

Key: 4627

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.389

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH RYAN M & GROVE MICHELLE L 27 WAMPATUCK AV SCITUATE, MA 02066				40-10-15-0				27 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH RYAN M & EGGERS ROGER W JR TRS				05/25/2016	QS	460,700	(123445)				
EGGERS ROGER W JR TRS				10/30/2009	F	-100	(113936)				
EGGERS ROGER W GERTRUDE				01/01/1973	QS		(48467)				

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	%
16-314	06/09/2016	3	ALTERATIONS	120,000	07/14/2016	SJ	100	10
16-314	06/09/2016	3	ALTERATIONS	120,000	07/18/2017	SJ	100	80
16-314	06/09/2016	3	ALTERATIONS	120,000	08/23/2018	JD	100	100

LAND

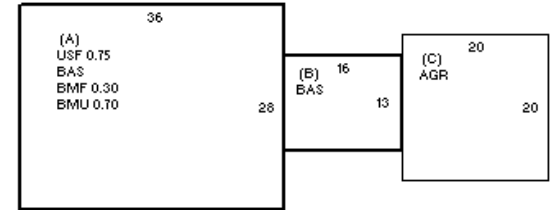
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	14,250	OS 1.00	100	1.00	100	1.00	440,000	2.56	100	1.00	R03 1.00	368,820

DETACHED

TOTAL	14,244 SF	ZONING	FRNT	215	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	368,800	335,300		
Inf1	FACTOR 100		BUILDING	493,800	439,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		862,600	774,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/17/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/23/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	574,145															
NET AREA	1,972	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	706		51.73	36,520																	
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	302		72.61	21,930																	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	756	1948	228.88	173,034																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,216	1948	251.69	306,050																	
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	400		51.57	20,626																	
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009																	
				HEATING/COOLING	9	WARM/COOL AIR	1.03																									
				FUEL SOURCE	2	GAS	1.00																									
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td>G</td> </tr> <tr> <td>INTERIOR</td> <td>V</td> </tr> <tr> <td>KITCHEN</td> <td>V</td> </tr> <tr> <td>BATHS</td> <td>V</td> </tr> <tr> <td>HEAT</td> <td>U</td> </tr> <tr> <td>ELECT</td> <td>U</td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR	G	INTERIOR	V	KITCHEN	V	BATHS	V	HEAT	U	ELECT	U	
CONDITION ELEM	CD																															
EXTERIOR	G																															
INTERIOR	V																															
KITCHEN	V																															
BATHS	V																															
HEAT	U																															
ELECT	U																															
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">2008 / 14</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>14</td> <td>14 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>14</td> <td>% GD 86</td> </tr> </tbody> </table>														EFF.YR/AGE	2008 / 14		COND	14	14 %	FUNC	0		ECON	0		DEPR	14	% GD 86
EFF.YR/AGE	2008 / 14																															
COND	14	14 %																														
FUNC	0																															
ECON	0																															
DEPR	14	% GD 86																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$493,800</td> </tr> </thead> </table>														RCNLD	\$493,800													
RCNLD	\$493,800																															