

Key: 4632

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.394

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FORTIN JOHN W & PATRICIA S 39 WAMPATUCK AV SCITUATE, MA 02066				40-10-20-0				39 WAMPATUCK AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FORTIN JOHN W & PATRICIA				12/07/2018	QS	490,000	(127863)					
SNIDER BRITT & KELLEEN				04/15/2011	S	413,000	(115916)					
BUYOU VILLARS HOLDING, LL				09/14/2010	L	348,000	(115138)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,448	OS 1.00	100	1.00	440,000	6.37	100	1.00	R08	1.00	350,750

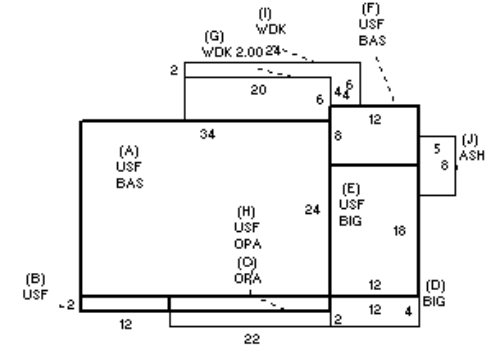
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0526	05/20/2022	3	ALTERATIONS	17,875	08/24/2022	JD	100	100
		7	OTHERS		07/11/2007	SJ	100	100
96-474	10/03/1996	2	ADDITIONS				100	100
94-257	10/24/1994	3	ALTERATIONS				100	100

LAND

TOTAL	5,445 SF	ZONING	FRNT	68	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	350,800	318,900
Inf1	FACTOR 100		BUILDING	354,800	330,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>					<b>705,600</b>	<b>649,400</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	443,560
NET AREA	2,108	DETAIL ADJ	1.000	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	912	1951	199.63	182,060		
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,196	1951	181.54	217,122		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	88		51.50	4,532		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BIG	N	BUILT-IN GARAGE	264		53.94	14,239		
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	304		38.40	11,674		
				INT FINISH	1	PLASTER	1.00	J	ASH	N	ATT SHED	40		22.35	894		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	G
																KITCHEN	V
																BATHS	A
																HEAT	U
																ELECT	U
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$354,800