

Key: 4797

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.549

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WIGMANICH WILLIAM & HEDITE J S/O ZINSMEISTER SEAN LOUIS & 9 GATES CIR SCITUATE, MA 02066				44-2-2-N				9 GATES CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZINSMEISTER SEAN LOUIS & WIGMANICH WILLIAM & HEDIT BONGARZONE R M INC				01/20/2023	F	57616-283	1				
				01/01/1973	QS	3775-269					
				01/01/1960	XX	2710-45					

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	%
21-513	05/19/2021	3	ALTERATIONS	11,000	08/03/2021	JD	100	50
21-513	05/19/2021	3	ALTERATIONS	11,000	10/13/2021	JD	100	100
18-71	02/07/2018	3	ALTERATIONS	39,000	07/24/2018	JD	100	100
16-375	07/06/2016	2	ADDITIONS	45,000	08/01/2017	SJ	100	100
06-385	06/29/2006	2	ADDITIONS		07/16/2007	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,338	SC	1.00	100	1.00	100	1.00	R04	0.90		340,400

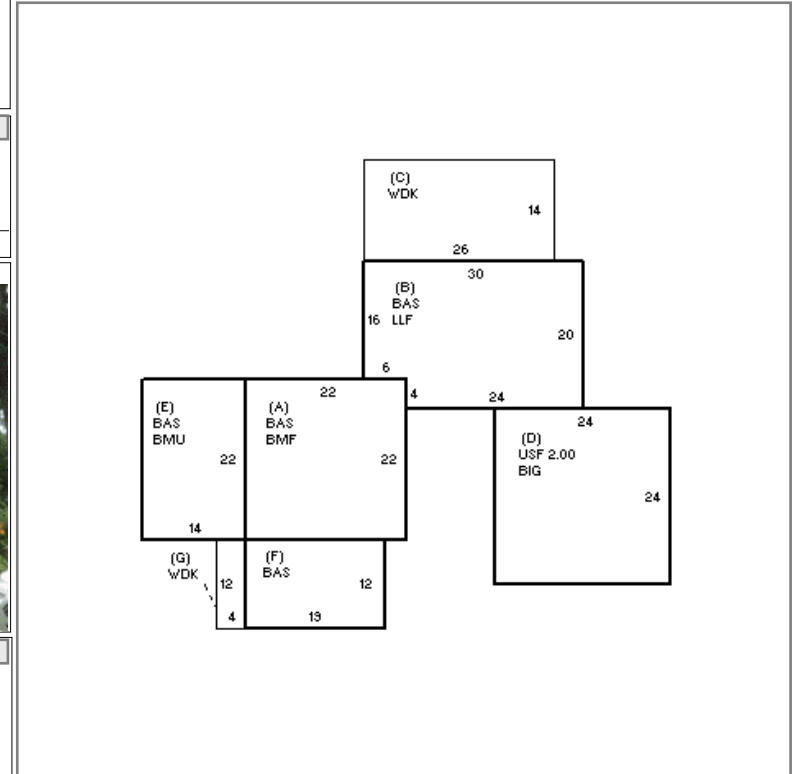
TOTAL	20,338 SF	ZONING	SCITUATE	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,400	326,700			
Inf1	FACTOR 100		BUILDING	587,100	528,400			
Inf2	PHY 100		DETACHED	3,200	3,000			
			OTHER	0	0			
			TOTAL	930,700	858,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		240	11.87	2,000
SHF	A	1.00	30 0.70		120	13.93	1,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	8/3/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/24/2018	JD
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/29/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	667,185	
NET AREA	3,324	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	484		71.16	34,440	CONDITION ELEM	CD	
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,368	1971	186.77	255,500	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	576	1971	128.82	74,203	INTERIOR	G
STORIES	11	1.00	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	412		38.40	15,821	KITCHEN	V	
ROOMS	11	1.00	1.00	FLOOR COVER	14	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	576		42.64	24,563	BATHS	G	
BEDROOMS	5	1.00	1.00	INT FINISH	1	PLASTER	1.00	D	USF	L	UPPER STORY FIN	1,152	2007	169.85	195,663	HEAT	A	
BATHROOMS	3	1.00	1.00	HEATING/COOLING	1	FORCED AIR	1.00	E	BMU	N	BSMT UNFINISHED	308		50.69	15,612	ELECT	U	
# 1/2 BATHS	1	1.00	1.00	FUEL SOURCE	2	GAS	1.00	F	BAS	L	BASE AREA	228	2016	186.77	42,583			
TOT FIXTURES	11	\$8,800							GEN	O	GENERATOR	1		0.00				
# UNITS	1	1.00																
																EFF.YR/AGE	2010 / 12	
																COND	12	12 %
																FUNC	0	
																ECON	0	
																DEPR	12	% GD 88
																RCNLD	\$587,100	