

Key: 5265

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.011

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WYKS HOLLIS & JUDITH H 7 PORTER ROAD SCITUATE, MA 02066				45-2-64-0				7 PORTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WYKS HOLLIS & JUDITH H				04/28/1986	QS			(74350)			
WYKS HOLLIS W & VIRGINIA				01/01/1977	XX			(C00057134)			

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	%
18-70	02/05/2018	3	ALTERATIONS	20,000	07/25/2018	JD	100	70
18-70	02/05/2018	3	ALTERATIONS	20,000	08/13/2019	JD	100	100
17-634	09/28/2017	3	ALTERATIONS	16,499	07/25/2018	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,590	HBR 1.00	100	1.00	100	1.00	748,000	1.61	100	1.00	650,840

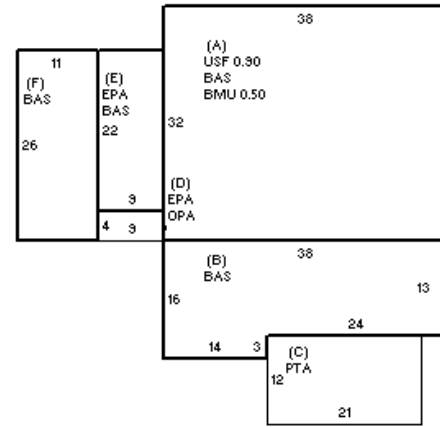
DETACHED

TOTAL	23,590 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E C/W 63	LAND	650,800	556,900		
Inf1	FACTOR 100		BUILDING	495,200	440,800		
Inf2	PHY 100		DETACHED	18,300	17,400		
			OTHER	0	0		
<b>TOTAL</b>				<b>1,164,300</b>	<b>1,015,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	40 0.60	1971	728	41.87	18,300	08/13/2019



BLDG COMMENTS
accessory dwelling



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/18/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/13/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	825,329
NET AREA	3,330	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	608		55.82	33,941		
\$NLA(RCN)	\$248	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,094	1900	207.89	227,434		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	2,236	1900	228.61	511,161		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	252		14.90	3,755		
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	36		51.50	1,854		
				INT FINISH	1	PLASTER	1.00	+	EPA	N	ENCLOSED PORCH	234		90.20	21,107		
				HEATING/COOLING	2	HOT WATER	1.02	F	FPL	O	FIREPLACE	1		7,813.00	7,813		
				FUEL SOURCE	2	GAS	1.00	K	KIT	O	XTRA KITCHEN	1		6,514.00	6,514		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	O
																ELECT	O
																EFF.YR/AGE	1966 / 56
																COND	40 40 %
																FUNC	0
																ECON	0
																DEPR	40 % GD 60
																RCNLD	\$495,200

CAPACITY

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	4	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	12	\$11,750
# UNITS	1	1.00