

Key: 5655

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.383

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WANKUM MICHAEL D & CLAIR T & SUCCESSORS TRS 16 CHET WAY SCITUATE, MA 02066				46-1-5-0				83 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WANKUM MICHAEL D & CLAIR				10/04/2022	F	1	57298-102				
WANKUM MICHAEL D & CLAIR				01/29/2010	R	407,500	38188-228				
O'BRIEN ALAN S &				01/29/2010	H		38188-224				

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	%
10-043	02/22/2010	3	OTHERS		11/06/2019	JD	100	100
10-043	02/22/2010	3	ALTERATIONS	20,000	08/12/2010	SJ	100	100
01-282	06/18/2001	3	ALTERATIONS	20,000	07/20/2011	SJ	100	100
91-837	12/04/1991	3	ALTERATIONS				100	100

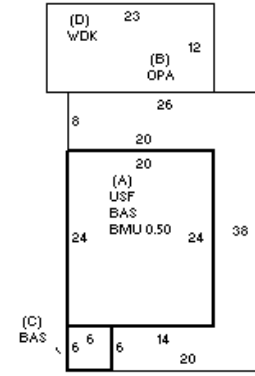
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,728	OS 1.00	100	1.00	100	1.00	660,000	4.57	100	1.00	WF6 1.50	534,650

TOTAL	7,728 SF	ZONING	OCEANSIDE	FRNT	45	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E c/w 46-1-6 FY21	LAND	534,700	486,000			
Inf1	FACTOR 100		BUILDING	220,000	195,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	754,700	681,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/06/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2019	JD
MODEL	1		RESIDENTIAL	LIST	11/6/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/24/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1922	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	343,824			
NET AREA	996	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	240		63.15	15,156	CONDITION ELEM	CD			
\$NLA(RCN)	\$345	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	480	1922	265.85	127,607	EXTERIOR	A			
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	472		51.50	24,308	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	516	1922	292.34	150,845	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	276		38.40	10,598	BATHS	A			
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A			
				FUEL SOURCE	2	GAS	1.00		ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642					
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36%	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$220,000	