

Key: 618

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 557

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON MATTHEW R & ALICIA J 4 WHITTIER DR SCITUATE, MA 02066				26-1-58-0				4 WHITTIER DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON MATTHEW R & ALICIA				08/02/2019	QS	585,000	51462-161				
QUINN MARGARET A				07/01/2016	F	100	47132-192				
QUINN THOMAS & MARGARET				01/01/1972	QS		3707-278				

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	%
21-1170	08/18/2021	3	ALTERATIONS	17,000	06/22/2022	JD	100	100
02-060	02/05/2002	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,015	SC 1.00	100	1.00	396,000	1.71	100	1.00	R03	0.90	342,570

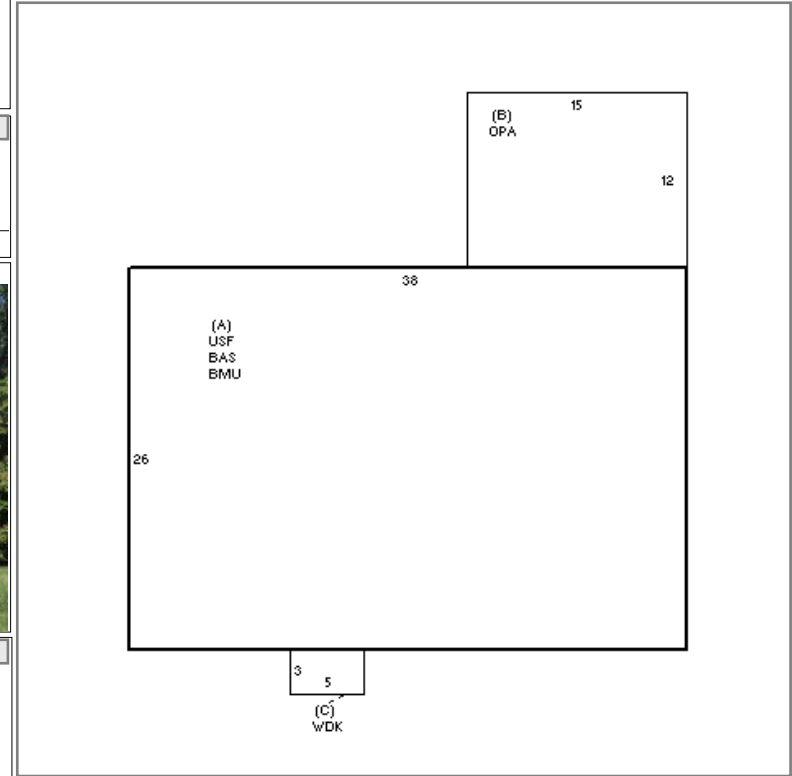
TOTAL	22,015 SF	ZONING	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M32...	LAND	342,600	328,700		
Inf1	FACTOR 100		BUILDING	375,300	348,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	717,900	676,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
mls		

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/2/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	1,976	DETAIL ADJ	1.020
\$NLA(RCN)	\$234	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	988		47.32	46,753
A	BAS	L	BASE AREA	988	1971	205.99	203,514
A	USF	L	UPPER STORY FIN	988	1971	187.32	185,074
B	OPA	N	OPEN PORCH	180		51.50	9,270
C	WDK	N	WOOD DECK	15		38.40	576
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	463.304	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		A
EFF.YR/AGE	2003 / 19	
COND	18 18 %	
FUNC	0	
ECON	0	
DEPR	19 % GD 81	
RCNLD	\$375,300	