

Key: 7286

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.964

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
WINN CHRISTOPHER E & BETH E 40 STONYBROOK ROAD MARSHFIELD, MA 02050		71-13-10-F		8 NEWELL ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
WINN CHRISTOPHER E & BETH		12/20/2019	H	670,000	52131-1	
PLOTNER FRANK A & ELEANOR		05/29/1986	A	100,000	6823-189	
ROSS CHARLES & CATHERINE;		01/01/1970	XX		3568-10	

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	%
23-293	04/04/2023	3	ALTERATIONS	20,500	06/02/2023	NC	100	100
		7	OTHERS		09/21/2022	JD	100	100

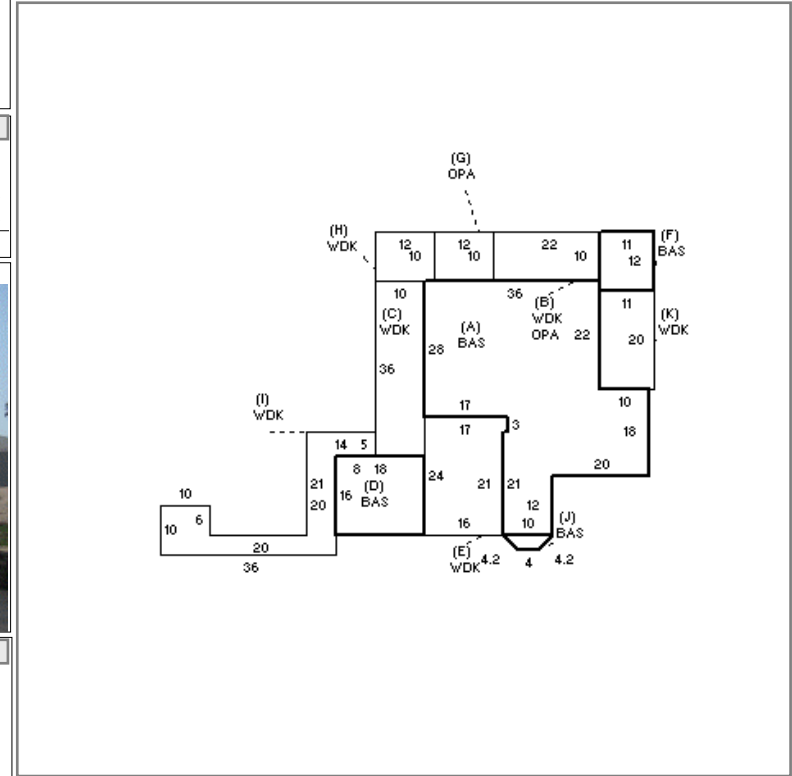
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,510	HUM 1.00	100	1.00	638,000	1.08	100	1.00	RF2	1.45	579,500

TOTAL	36,503 SF	ZONING	FRNT	20	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	579,500	526,800
Inf1	FACTOR 100		BUILDING	451,400	396,100		
Inf2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,032,800</b>	<b>924,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	30 0.70	10X14	140	16.00	1,600
ASH	A	1.00	30 0.70	9X5	45	9.23	300



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/5/2023	NC
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	644,914	
NET AREA	1,986	DETAIL ADJ	1.222	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,986	1920	271.17	538,550	CONDITION ELEM	CD	
\$NLA(RCN)	\$325	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	340		56.65	19,261	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,677		42.24	70,837	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	KITCHEN	G	
				FLOOR COVER	2	SOFTWOOD	1.00		ODS	O	OUT DOOR SHOWER	1		1,804.00	1,804	BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	11	HW/COOL AIR	1.04									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		7	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$6,453															
# UNITS		1	1.00															
																	EFF.YR/AGE	1973 / 49
																	COND	30 30 %
																	FUNC	0
																	ECON	0
																	DEPR	30 % GD 70
																	RCNLD	\$451,400