

Key: 7288

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.966

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WINN CHRISTOPHER E & BETH E 40 STONYBROOK ROAD MARSHFIELD, MA 02050				71-14-1-C				15 NEWELL ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WINN CHRISTOPHER E & BETH				11/22/2021	F	1	56060-57					
WINN CHRISTOPHER				10/29/2020	L	337,050	53716-259					
US BANK NATIONAL ASSOCIAT				10/06/2020	L	542,000	53572-62					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,750	HUM	1.00	100	1.00	100	1.00	R08	1.25		459,980

TOTAL	13,750 SF	ZONING	FRNT	305	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E C/W 1A	LAND	460,000	418,200		
Inf1	FACTOR 100		BUILDING	395,200	355,700		
Inf2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
			TOTAL	856,300	775,000		

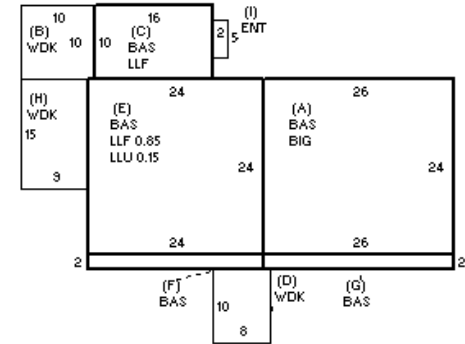
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 9X10	1985	90	15.29	1,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %
20-751	11/04/2020	3	ALTERATIONS	53,000	05/19/2021	JD	100 100
93-496	08/30/1993	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100



YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,147
NET AREA	2,110	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	624		43.15	26,927	CONDITION ELEM	CD
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	315		38.40	12,096	EXTERIOR	G
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	650	1970	140.78	91,505	INTERIOR	G
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	86		59.26	5,096	KITCHEN	V	
ROOMS	8	1.00	FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,460	1970	204.10	297,981	BATHS	V	
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	I	ENT	N	ENCLOSED ENTRY	10		97.70	977	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1	8,239.00		8,239	8,239	ELECT	U	
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1	1,382.00		1,382	1,382			
TOT FIXTURES	6	\$4,944															
# UNITS	1	1.00															
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$395,200