

Key: 7670

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.342

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|--------------|--|--|--|
| GECHIJIAN PATRICIA A & HAIG TR 23 PLYMOUTH RD WINCHESTER, MA 01890 | | | | 73-5-5-A | | | | 22 OCEAN DR | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| GECHIJIAN PATRICIA A & HA | | | | 11/09/2004 | F | 1 (106413) | | | | | |
| GECHIJIAN PATRICIA | | | | 09/03/1993 | H | 1 (C#8516) | | | | | |
| GECHIJIAN HAIG G & PATRIC | | | | 01/01/1970 | XX | 4480-0 | | | | | |


| 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 | % |
| 07-320 | 06/07/2007 | 3 | ALTERATIONS | 22,000 | 08/22/2008 | SJ | 100 | 100 |
| 99-455 | 08/27/1999 | 3 | ALTERATIONS | | | | 100 | 100 |

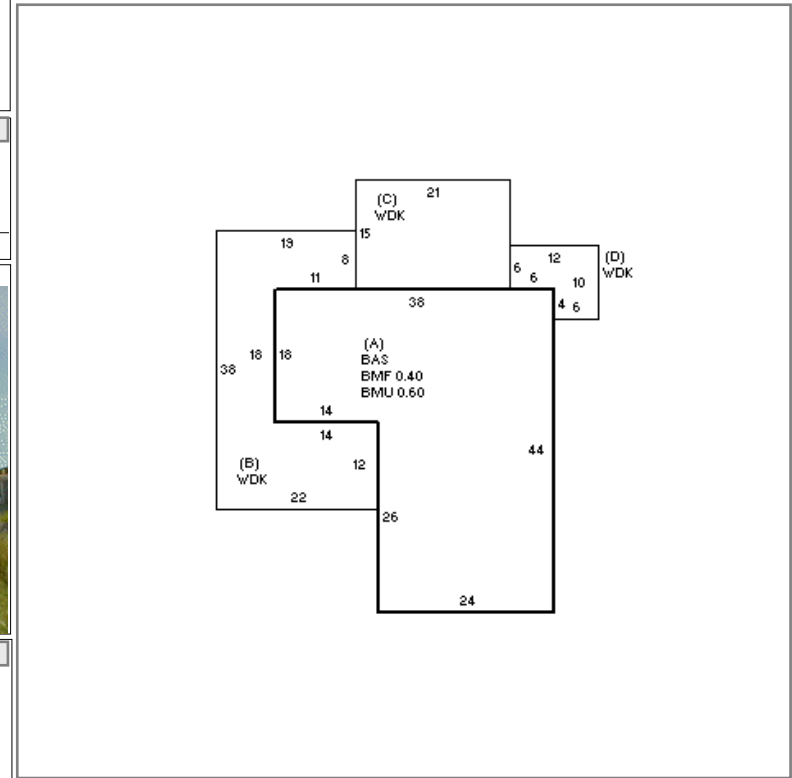
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|------------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 14,599 HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 748,000 | 2.51 | 100 | 1.00 | WF7 1.70 | 627,980 |

| TOTAL | 14,593 SF | ZONING | FRNT | 101 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|---------------------------|--------------|----------------|----------------|---------|----------|
| Ngh | HUMAROCK | N O T E C/W 6 | LAND | 628,000 | 537,300 | | |
| Inf1 | FACTOR 100 | | BUILDING | 297,700 | 268,300 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | TOTAL | 925,700 | 805,600 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 09/22/2003 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/28/2010 | PL |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 10/28/2010 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/4/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1974 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 396.934 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,308 | DETAIL ADJ | 0.867 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 785 | | 48.39 | 37,990 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$303 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | A | BMF | N | BSMT FINISH-SEP | 523 | | 67.93 | 35,530 | EXTERIOR | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 1,308 | 1974 | 210.89 | 275,845 | INTERIOR | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | WDK | N | WOOD DECK | 971 | | 42.24 | 41,015 | KITCHEN | | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,740.10 | 2,740 | BATHS | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1990 / 32 |
| | | | | | | | | | | | | | | | | | | COND | 25 25% |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 25 % GD 75 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$297,700 |