

Key: 8057

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.758

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--|---------------|--|--|--|
| SCITUATE TOWN OF WAMPATUCK SCHOOL 600 C J CUSHING HWY SCITUATE, MA 02066 | | | | 34-17-A-0 | | | | 266 TILDEN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| SCITUATE TOWN OF | | | | 01/01/1958 | QS | | | 2488-451 | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|----------------|-------------|---------|------------|-----|--------|-----|
| 9340 | 100 | IMP. EDUCATION | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | 2 | ADDITIONS | 107,643 | 08/29/2017 | | | 100 |
| | | 6 | CYCL GROWTH | | 01/08/2004 | PJB | | 100 |

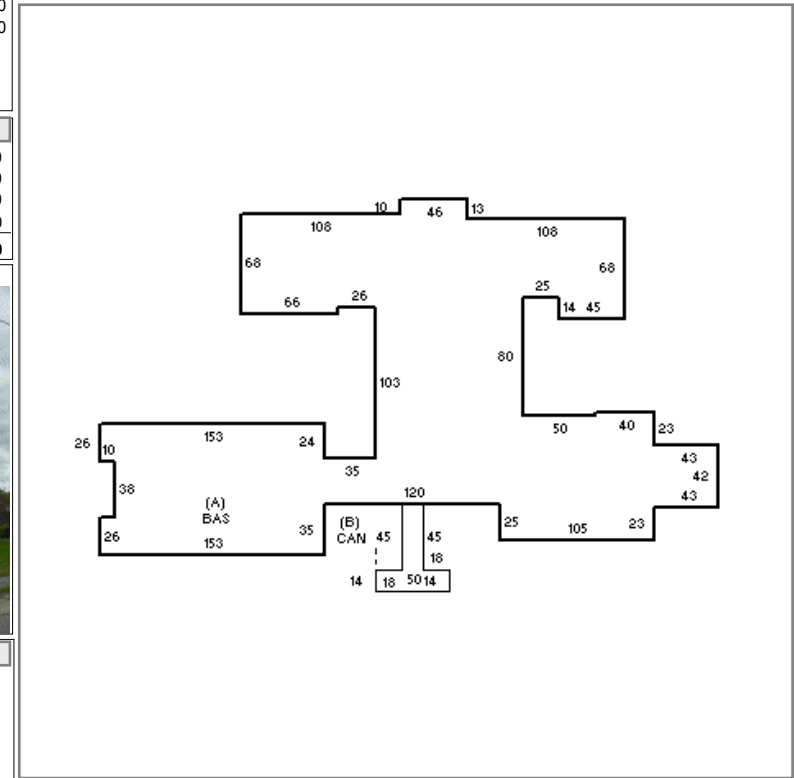
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|---------|
| 103 | S | 130,680 | C03 | 1.00 | 100 | 1.00 | 100 | 1.00 | 301,425 | 1.00 | 100 | 0.75 | 904,280 |
| 203 | A | 3.000 | C03 | 1.00 | 100 | 1.00 | 100 | 1.00 | 150,750 | 1.00 | 100 | 0.75 | 452,250 |
| 253 | A | 5.090 | C03 | 1.00 | 100 | 1.00 | 100 | 1.00 | 62,100 | 1.00 | 100 | 0.75 | 316,090 |

| | | | | | | | |
|-------|--------------|--------|----------|------------|------------|---------|----------|
| TOTAL | 11.090 Acres | ZONING | FRNT | 172 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | 3 | NOTE | LAND | 1,672,600 | 1,602,100 | | |
| Inf1 | FACTOR 100 | | BUILDING | 9,464,700 | 9,037,300 | | |
| Inf2 | PHY 100 | | DETACHED | 43,500 | 41,000 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 11,180,800 | 10,680,400 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|----|--------|-----------|--------|
| PAV | A | 1.00 | 50 0.50 | | 25,000 | 3.40 | 42,500 |
| SHF | A | 1.00 | 30 0.70 8X12 | | 96 | 14.95 | 1,000 |



| BLDG COMMENTS | | |
|------------------|--|--|
| WAMPATUCK SCHOOL | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 10/3/2018 | TCK |
|----------|----|------|------------------|---------|------------|-----|
| MODEL | 5 | | CIM-5 | LIST | 10/3/2018 | EST |
| STYLE | 96 | 1.40 | SCHOOLS [100%] | REVIEW | 10/10/2018 | MR |
| QUALITY | V | 1.20 | VERY GOOD [100%] | | | |
| FRAME | 2 | 1.00 | MASONRY [100%] | | | |

| YEAR BLT | 1960 | SIZE ADJ | 1.000 |
|-------------|--------|------------|-------|
| NET AREA | 55,184 | DETAIL ADJ | 1.511 |
| \$NLA(RCN) | \$232 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1 | 1.00 |
| % HEATED | | 100 | 1.00 |
| % AIR COND | | 0 | 1.00 |
| % SPRINKLER | | 0 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|--------------|----|--------------|------|
| FOUNDATION | 2 | SLAB | 1.00 |
| EXT. COVER | 12 | BRICK VENEER | 1.05 |
| ROOF SHAPE | 4 | FLAT/SHED | 0.98 |
| ROOF COVER | 11 | MEMBRANE | 1.02 |
| FLOOR COVER | 4 | TILE | 0.98 |
| INT. FINISH | 1 | PLASTER | 1.04 |
| HEATING/COOL | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-------------|--------|------|-----------|------------|
| A | BAS | L | BASE AREA | 55,184 | 1960 | 231.14 | 12,754,995 |
| B | CAN | N | CANOPY | 1,330 | | 26.40 | 35,112 |

| TOTAL RCN | 12,790,107 | |
|----------------|-------------|----|
| CONDITION ELEM | | CD |
| EXTERIOR | | G |
| INTERIOR | | G |
| CDN/APP | | G |
| EFF.YR/AGE | 1991 / 31 | |
| COND | 26 26 % | |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 % GD 74 | |
| RCNLD | \$9,464,700 | |