

Key: 808

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 741

LEGAL

LAND

DETACHED

BUILDING

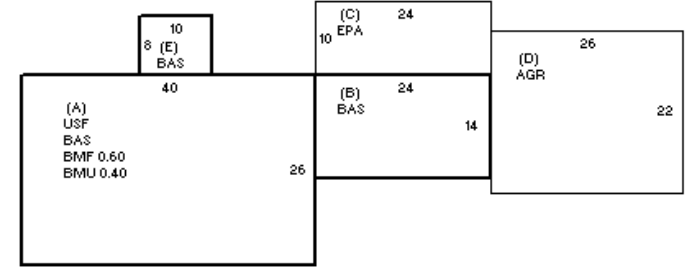
| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION              |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-----------------------|--|--|--|
| YUKNIS WARD L & BARBARA E<br>1 CHRISTOPHER WREN ROAD<br>SCITUATE, MA 02066 |  |  |  | 37-8-2-0   |    |            |              | 1 CHRISTOPHER WREN RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                       |  |  |  |
| YUKNIS WARD L & BARBARA E  |  |  |  | 06/30/2000 | QS | 495,000    | (97686)      |                       |  |  |  |
| CONNELL ROBERT M & BARBAR  |  |  |  | 12/30/1980 | XX |            | 64437-0      |                       |  |  |  |
| WARD DAVID R & PAULINE A   |  |  |  | 01/01/1973 | XX |            | (C00049861)  |                       |  |  |  |

| 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    | %   |
| 10-533 | 11/22/2010 | 3             | ALTERATIONS | 27,500 | 07/13/2011 | SJ | 100    | 100 |
| 00-333 | 07/20/2000 | 2             | ADDITIONS   |        |            |    | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi | VC   | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 40,000   | SC 1.00 | 100  | 1.00 | 100      | 1.00 | 1.00 | R05 | 1.10 |            | 444,440   |
| 300 | A | 0.011    | SC 1.00 | 100  | 1.00 | 100      | 1.00 | 1.00 | R05 | 1.10 |            | 240       |

|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 40,467 SF  | ZONING | FRNT     | 66      | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | SCITUATE   | NOTE   | LAND     | 444,700 | 404,300  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 503,600 | 472,100  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 23,700  | 22,600   |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 972,000 | 899,000  |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |        |
|-----|------|------|----------|---------|-------|-----------|-------|--------|
| IPG | +    | 1.10 | 10 0.90  | 18 X 38 | 2011  | 684       | 38.49 | 23,700 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/26/2009 | PL | BLDG COMMENTS   |
|----------|----|------|---------------------|---------|-----------|----|-----------------|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    |           |    | OTHER FIX=2 LAV |
| STYLE    | 5  | 1.00 | COLONIAL [100%]     | REVIEW  | 3/9/2011  | KT |                 |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |    |                 |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |    |                 |

| YEAR BLT     | 1968       | SIZE ADJ   | 1.000 | ELEMENT   | CD | DESCRIPTION    | ADJ  | S   | BAT | T          | DESCRIPTION     | UNITS | YB       | ADJ PRICE | RCN     | TOTAL RCN      | 671,441 |            |           |      |         |      |   |      |   |      |            |       |           |
|--------------|------------|------------|-------|---|----|----------------|------|-----|-----|------------|-----------------|-------|----------|-----------|---------|----------------|---------|------------|-----------|------|---------|------|---|------|---|------|------------|-------|-----------|
| NET AREA     | 2,496      | DETAIL ADJ | 1.030 | FOUNDATION  | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N          | BSMT UNFINISHED | 416   |          | 51.31     | 21,346  | CONDITION ELEM | CD      |            |           |      |         |      |   |      |   |      |            |       |           |
| \$NLA(RCN)   | \$269      | OVERALL    | 1.000 | EXT COVER   | 2  | CLAPBOARD      | 1.00 | A   | BMF | N          | BSMT FINISH-SEP | 624   |          | 72.03     | 44,947  | EXTERIOR       |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | ROOF SHAPE  | 2  | HIP            | 1.00 | A   | USF | L          | UPPER STORY FIN | 1,040 | 1968     | 200.04    | 208,039 | INTERIOR       |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | ROOF COVER  | 2  | WOOD SHINGLES  | 1.01 | +   | BAS | L          | BASE AREA       | 1,456 | 1968     | 219.97    | 320,274 | KITCHEN        |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | FLOOR COVER   | 24 | COMB           | 1.00 | C   | EPA | N          | ENCLOSED PORCH  | 240   |          | 99.22     | 23,813  | BATHS          |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | INT FINISH  | 1  | PLASTER        | 1.00 | D   | AGR | N          | ATT GARAGE      | 572   |          | 47.01     | 26,887  | HEAT           |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | HEATING/COOLING   | 2  | HOT WATER      | 1.02 | F11 | O   | FPL 1S 1OP | 1               |       | 8,009.10 | 8,009     | ELECT   |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | FUEL SOURCE   | 2  | GAS            | 1.00 | F21 | O   | FPL 2S 1OP | 1               |       | 9,062.90 | 9,063     |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
|              |            |            |       | <table border="1"> <tr> <td>EFF.YR/AGE</td> <td>1990 / 32</td> </tr> <tr> <td>COND</td> <td>25 25 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>25 % GD 75</td> </tr> <tr> <td>RCNLD</td> <td>\$503,600</td> </tr> </table> |    |                |      |     |     |            |                 |       |          |           |         |                |         | EFF.YR/AGE | 1990 / 32 | COND | 25 25 % | FUNC | 0 | ECON | 0 | DEPR | 25 % GD 75 | RCNLD | \$503,600 |
| EFF.YR/AGE   | 1990 / 32  |            |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| COND         | 25 25 %    |            |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| FUNC         | 0          |            |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| ECON         | 0          |            |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| DEPR         | 25 % GD 75 |            |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| RCNLD        | \$503,600  |            |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| CAPACITY     |            | UNITS      | ADJ   |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| STORIES      | 2          | 1.00       |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| ROOMS        | 8          | 1.00       |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| BEDROOMS     | 4          | 1.00       |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| BATHROOMS    | 2          | 1.00       |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| # 1/2 BATHS  | 1          | 1.00       |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| TOT FIXTURES | 10         | \$9,064    |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |
| # UNITS      | 1          | 1.00       |       |   |    |                |      |     |     |            |                 |       |          |           |         |                |         |            |           |      |         |      |   |      |   |      |            |       |           |