

Key: 8397

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.005

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
FRANCIS LINDA J 4 WINDWARD LN SCITUATE, MA 02066				27-1-8-1				4 WINDWARD LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FRANCIS LINDA J				09/01/2022	QS	1,310,000	57196-296					
MCCONAGHY SCOTT C & LAURE				09/15/2011	QS	660,000	40321-214					
REIDY JANE A & FALVEY NIC				02/04/2010	F	10	38210-289					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC 1.00	100	1.00	616,000	1.87	100	1.00	R06	1.40	528,830

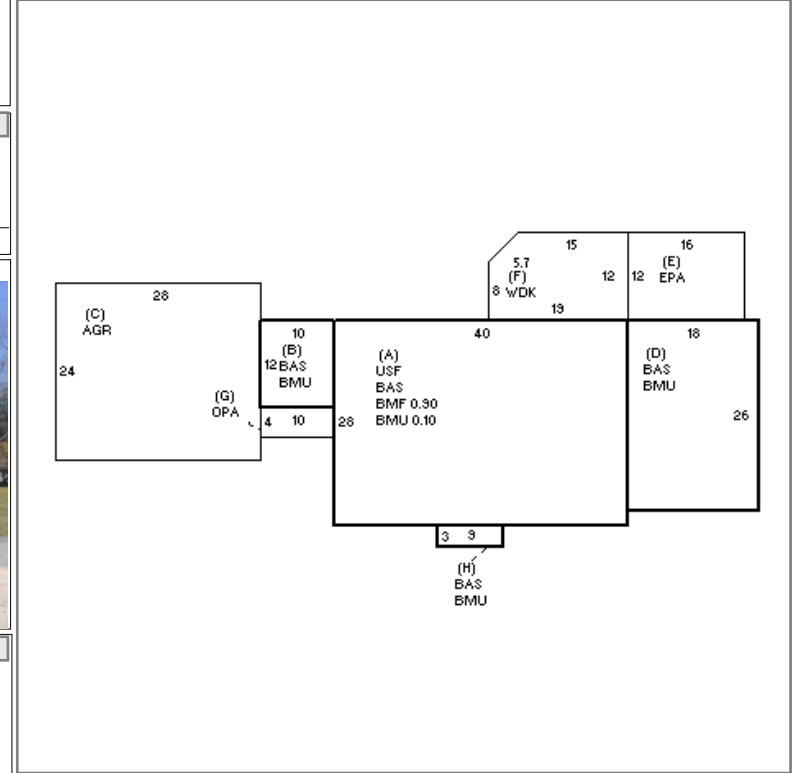
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-254	05/05/2006	3	ALTERATIONS	32,000	06/22/2006	SJ	100	100
06-254	05/05/1996	3	ALTERATIONS				100	100
91-500	09/27/1991	3	ALTERATIONS				100	100
91-500	09/27/1991	3	ALTERATIONS				100	100
89-359	07/10/1989	1	NEW CONST				100	100

LAND

TOTAL	20,000 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	528,800	377,700
Inf1	FACTOR 100		BUILDING	701,900	617,700		
Inf2	PHY 100		DETACHED	20,100	19,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,250,800</b>	<b>1,014,500</b>

DE  
TAC  
HE  
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20 20 0.80		1992	576	43.52	20,100



B  
U  
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G

BUILDING	CD	ADJ	DESC	MEASURE	4/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/28/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2023	JD
QUALITY	G	1.20	GOOD [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1989	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	845,635			
NET AREA	2,855	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	727		49.71	36,140	CONDITION ELEM	CD			
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	1,008		69.79	70,344	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,735	1989	232.99	404,240	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,120	1989	211.88	237,306	KITCHEN	G			
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	672		49.53	33,287	BATHS	A			
				INT FINISH	2	DRYWALL	1.00	E	EPA	N	ENCLOSED PORCH	192		108.24	20,782	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	220		46.08	10,138	ELECT	U			
				FUEL SOURCE	2	GAS	1.00	G	OPA	N	OPEN PORCH	40		61.80	2,472					
													F21	O	FPL 2S 1OP	1	9,886.80	9,887		
													GFP	O	GAS FIREPLACE	1	6,667.20	6,667		
													ODS	O	OUT DOOR SHOWER	1	1,642.80	1,643		
																	EFF.YR/AGE	2005 / 17		
																	COND	17 17 %		
																	FUNC	0		
																	ECON	0		
																	DEPR	17 % GD 83		
																	RCNLD	\$701,900		