

Key: 855

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 788

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
WYNNE GERARD T & SHEILA D 30 WILLIAMSBURG LN SCITUATE, MA 02066				37-2-4-E				30 WILLIAMSBURG LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WYNNE GERARD T & SHEILA				08/28/2015	QS	605,000	45976-89				
FERRERI JOSEPH V & ELIZAB				04/16/2010	QS	590,000	38435-145				
YOUNG CHRISTOPHER J &				12/29/1986	QS		7382-88				

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	%
19-496	07/05/2019	3	ALTERATIONS	34,400	07/06/2020	JD	100	100
		6	CYCL GROWTH				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	484,000	1.00	100	1.00	R05	1.10	444,440
300	A	0.028	SC 1.00	100	1.00	21,780	1.00	100	1.00	R05	1.10	610

TOTAL	41,208 SF	ZONING	FRNT	254	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	445,100	404,600
Inf1	FACTOR 100		BUILDING	500,900	445,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					946,000	850,200	

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/6/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

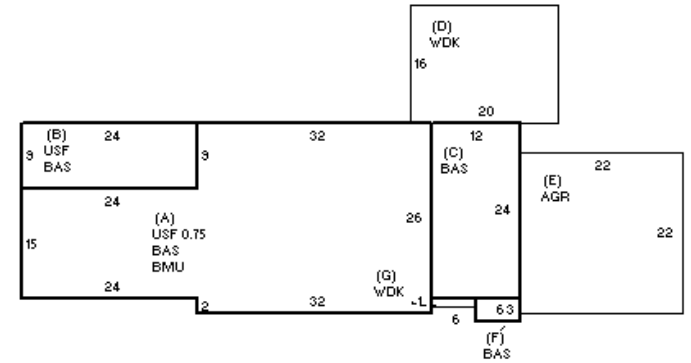
YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	695,677
NET AREA	2,824	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,192		44.96	53,596		
\$NLA(RCN)	\$246	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,110	1959	194.65	216,066		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,714	1959	214.05	366,879		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	326		38.40	12,518		
				FLOOR COVER	24	COMB	1.00	E	AGR	N	ATT GARAGE	484		44.45	21,515		
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281			
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		8,239.00	8,239			
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1		1,505.00	1,505			

PHOTO 07/06/2020



BLDG COMMENTS

OTHER FIX=SINK/FY12 FR-G TO AVE



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72

RCNLD	\$500,900
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