

Key: 938

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 872

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|--|--|--|------------------|---|---------|-----------|---------------|---|------------|--------------|--|--|
| WIGMORE DINA PO BOX 74 HUMAROCK, MA 02047 | | | | 26-1-37-0 | | | | 8 WESTGATE LN | | | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |
| | | | | WIGMORE DINA | | | | 12/15/2022 | L | 365,000 | 57514-77 | | |
| WELLS FARGO BANK, NA TR | | | | 07/30/2018 | L | 353,515 | 50101-184 | | | | | | |
| AYER KIMBERLY G | | | | 04/24/2006 | F | 250,000 | 32553-168 | | | | | | |

| 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 | % |
| | 07/13/2023 | 7 | OTHERS | | 07/13/2023 | JD | 0 | 0 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

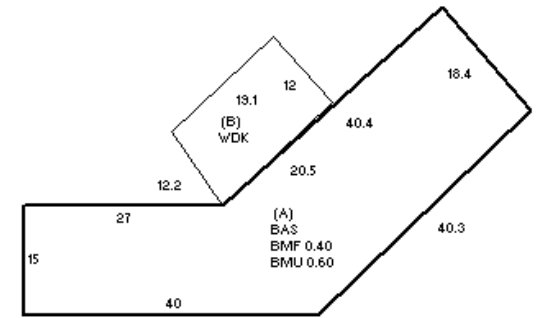
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 23,021 | SC | 1.00 | 1.00 | 1.00 | 1.00 | | R03 | 0.90 | | 343,850 |

| TOTAL | 23,021 SF | ZONING | FRNT | 52 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|--------|----------------|----------------|----------|
| Ngh | SCITUATE | NOTE | | | LAND | 343,900 | 330,000 |
| Inf1 | FACTOR 100 | | BUILDING | 28,900 | 135,000 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | | 372,800 | 465,000 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 8/3/2010 | PL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/3/2010 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 7/13/2023 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| |

LOADING

| YEAR BLT | 1965 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 360,966 | |
|----------------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA | 1,274 | DETAIL ADJ | 0.849 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 764 | | 48.67 | 37,186 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$283 | OVERALL | 1.000 | EXT COVER | 10 | VERT BOARD | 0.98 | A | BMF | N | BSMT FINISH-SEP | 510 | | 68.33 | 34,846 | EXTERIOR | P | |
| | | | | ROOF SHAPE | 4 | FLAT/SHED | 1.00 | A | BAS | L | BASE AREA | 1,274 | 1965 | 207.89 | 264,853 | INTERIOR | P | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | WDK | N | WOOD DECK | 239 | | 42.24 | 10,096 | KITCHEN | P | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | F11 | O | O | FPL 1S 10P | 1 | | 8,009.10 | 8,009 | BATHS | P | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | O | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | O | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| CAPACITY | | UNITS | ADJ | | | | | | | | | | | | | | | |
| STORIES | | 1 | 1.00 | | | | | | | | | | | | | | | |
| ROOMS | | 5 | 1.00 | | | | | | | | | | | | | | | |
| BEDROOMS | | 3 | 1.00 | | | | | | | | | | | | | | | |
| BATHROOMS | | 2 | 1.00 | | | | | | | | | | | | | | | |
| # 1/2 BATHS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| TOT FIXTURES | | 8 | \$5,977 | | | | | | | | | | | | | | | |
| # UNITS | | 1 | 1.00 | | | | | | | | | | | | | | | |
| EFF.YR/AGE 1953 / 69 | | | | | | | | | | | | | | | | | | |
| COND 62 62 % | | | | | | | | | | | | | | | | | | |
| FUNC 30 structural | | | | | | | | | | | | | | | | | | |
| ECON 0 | | | | | | | | | | | | | | | | | | |
| DEPR 92 % GD 8 | | | | | | | | | | | | | | | | | | |
| RCNLD \$28,900 | | | | | | | | | | | | | | | | | | |