

Key: 9975

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.339

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WINN MATTHEW R & BODI-WINN CAROLINE M 17 MAPLE ST SCITUATE, MA 02066				36-4-2-0				17 MAPLE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINN MATTHEW R & WILKINSON MARY JANE				12/19/2016	QS	685,000	47902-74				
WINTERS KENNETH F & FRANCO				12/01/1999	QS	460,000	18094-243				
				10/29/1997	QS	125,000	15599-84				

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	%
95-733	12/01/1995	1	NEW CONST				100	100

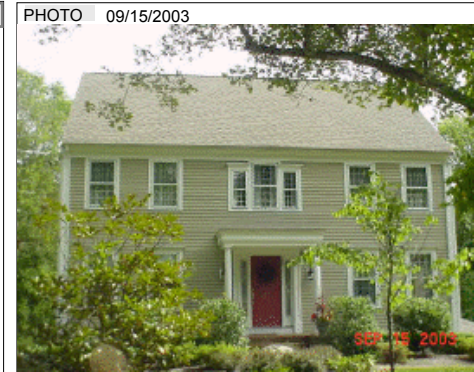
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.050	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	840

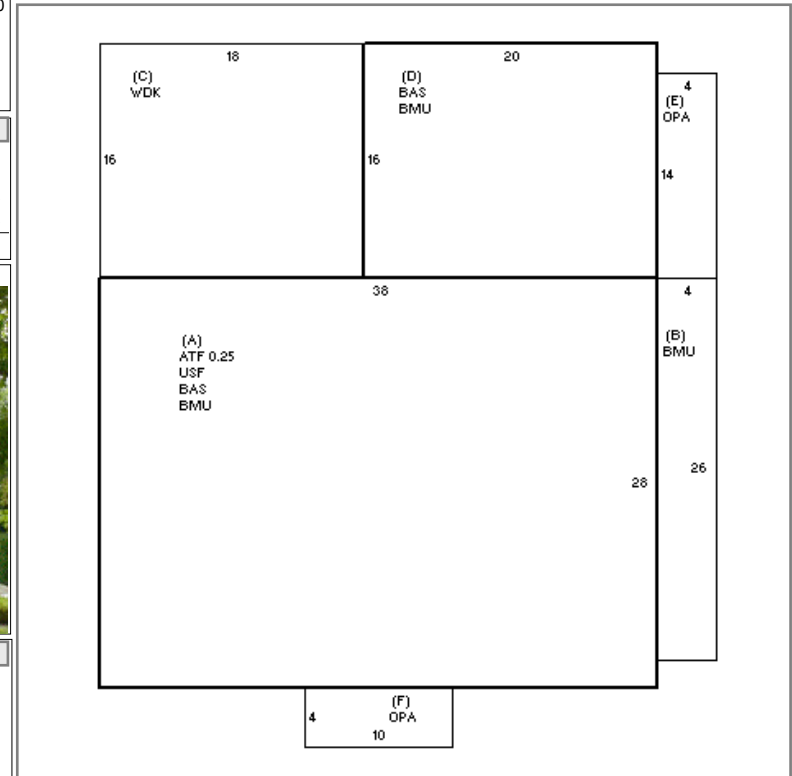
TOTAL	42,210 SF	ZONING	FRNT	192	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	344,300	313,000
Infl1	FACTOR 100		BUILDING	621,800	576,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		966,100	889,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM VG TO GD PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/21/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/2/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,714	DETAIL ADJ	1.040
\$NLA(RCN)	\$266	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$7,987	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,488		51.28	76,301
+	BAS	L	BASE AREA	1,384	1998	239.40	331,332
A	USF	L	UPPER STORY FIN	1,064	1998	217.71	231,643
A	ATF	L	ATTIC FINISH	266	1998	154.68	41,144
C	WDK	N	WOOD DECK	288		46.08	13,271
+	OPA	N	OPEN PORCH	96		61.80	5,933
	BMG	O	BSMT GARAGE	2		2,989.20	5,978
	FPL	O	FIREPLACE	1		9,375.60	9,376

TOTAL RCN	722,965
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	V
BATHS	V
HEAT	
ELECT	
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$621,800