

Key: 4612

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.375

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CURRY FRANCA A 46 WAMPATUCK AV SCITUATE, MA 02066				40-9-2-0				46 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CURRY FRANCA A				03/10/2009	H			36912-310			
CURRY FRANCA				01/01/1963	QS			2980-355			
SULLIVAN MATTHEW E & FRAN				01/01/1958	XX			2571-305			

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	%
11-125	03/22/2011	3	ALTERATIONS	6,000	07/14/2011	SJ	100	100
06-353	06/15/2006	3	ALTERATIONS	20,000	07/10/2007	SJ	100	100
06-353	06/15/2006	3	ALTERATIONS	20,000	07/09/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,512	OS 1.00	100	1.00	100	1.00	484,000	4.17	100	1.00	393,960

TOTAL	8,512 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	394,000	358,200		
Infl1	FACTOR 100		BUILDING	254,300	236,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	648,300	594,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/4/2011	SJ
MODEL	1		RESIDENTIAL	LIST	1/19/2016	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/31/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,081	DETAIL ADJ	0.969
\$NLA(RCN)	\$318	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,559	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	FFU	N	FIRST FL UNFIN	1,081		86.54	93,553
+	USF	L	UPPER STORY FIN	1,081	1953	192.69	208,294
+	WDK	N	WOOD DECK	716		42.24	30,243
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	343,712	
CONDITION ELEM	CD	
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$254,300	

