

Key: 4614

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.377

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LONG JOSEPH P & MAUREEN G 42 WAMPATUCK AVE SCITUATE, MA 02066				40-9-4-0				42 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LONG JOSEPH P & MAUREEN G				10/23/1997	QS	177,500	15580-124				
O'REILLY JOHN III & FRANCO				06/27/1994	A	149,000	12974-47				
O'REILLY LOUISE DUANE				01/01/1941	XX		1791-142				

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	%
21-441	04/27/2021	3	ALTERATIONS	6,500	08/03/2021	JD	100	50
21-441	04/27/2021	3	ALTERATIONS	6,500	04/26/2022	JD	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,512 OS	1.00	100	1.00	440,000	4.17	100	1.00	R08	1.00	358,150

TOTAL	8,512 SF	ZONING	FRNT	61	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	358,200	325,600		
Inf1	FACTOR 100		BUILDING	332,300	295,800		
Inf2	PHY 100		DETACHED	9,200	8,800		
			OTHER	0	0		
			TOTAL	699,700	630,200		

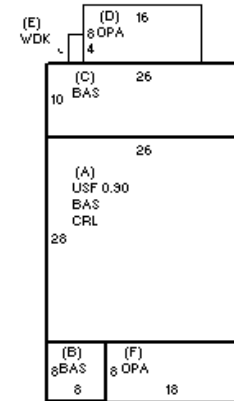
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	20 X 18		360	51.11	9,200



PHOTO	08/03/2021
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/3/2021	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/26/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1923	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	503.504
NET AREA	1,707	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	728		12.82	9,335	CONDITION ELEM	CD
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	655	1923	254.49	166,692	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,052	1923	279.85	294,400	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	272		56.65	15,409	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	E	WDK	N	WOOD DECK	8		42.21	338	BATHS	A
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		ODS	O	OUT DOOR SHOWER	1		1,806.20	1,806	ELECT	A
				FUEL SOURCE	2	GAS	1.00										



EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$332,300