

Key: 4617

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.380

LEGALS

LAND

DETACHED

BUILDING

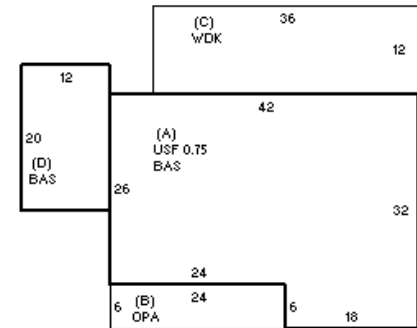
CURRENT OWNER				PARCEL ID				LOCATION			
O'BRIEN RICHARD P & ANN L TRS P O BOX 962 ACTON, MA 01720				40-9-7-0				34 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'BRIEN RICHARD P & ANN L				04/28/2020	F	100	52667-19				
O'BRIEN RICHARD P & ANN L				01/01/1978	QS		4233-774				
PERUZZI WILLIAM T & MARGA				01/01/1968	XX		3396-232				

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	%
22-0251	03/11/2022	3	ALTERATIONS	10,500	07/14/2022	JD	100	100
02-121	03/07/2002	2	ADDITIONS				100	100

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	440,000	4.17	100	1.00	R08	1.00	358,150

TOTAL	8,512 SF	ZONING	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	358,200	325,600		
Infl1	FACTOR 100		BUILDING	455,100	405,100		
Infl2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	814,300	731,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	10 X 10		100	14.74	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	632,124		
NET AREA	2,340	DETAIL ADJ	1.100	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,440	1950	258.78	372,641	CONDITION ELEM	CD		
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	900	1950	235.33	211,798	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		61.80	8,899	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	432		46.08	19,907	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376	BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	28 28 %
																		FUNC	0
																		ECON	0
																		DEPR	28 % GD 72
																		RCNLD	\$455,100