

Key: 4622

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.385

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HAPPEL PAUL J & SUSAN 20 WAMPATUCK AVENUE SCITUATE, MA 02066				40-9-14-0				20 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAPPEL PAUL J & SUSAN				09/01/1981	QS		5048-67				
DWYER ROBERT L				01/01/1979	XX		4519-408				
DWYER MARY P				01/01/1927	XX		1507-549				

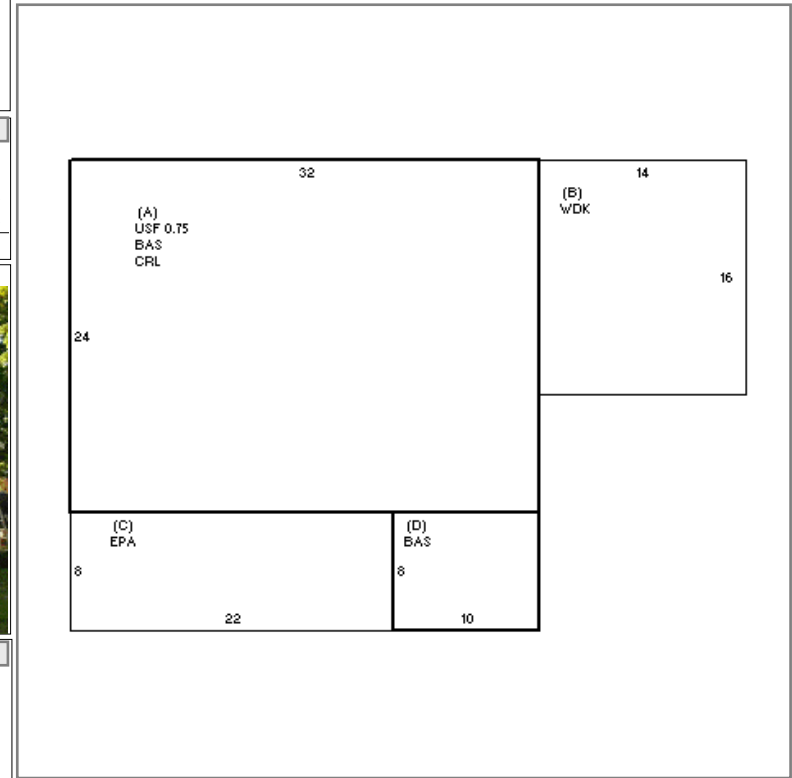
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
93-145	04/05/1993	3	ALTERATIONS				100	100
88-451	08/04/1988	3	ALTERATIONS				100	100

LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,287	OS 1.00	100	1.00	100	1.00	440,000	8.02	100	1.00	R03 1.00	347,240

TOTAL	4,287 SF	ZONING	FRNT	145	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	347,200	315,700		
Inf1	FACTOR 100		BUILDING	168,700	157,000		
Inf2	PHY 100		DETACHED	5,500	5,300		
			OTHER	0	0		
			TOTAL	521,400	478,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		360	51.11	5.500



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/12/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/12/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/31/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1926	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383,425
NET AREA	1,424	DETAIL ADJ	1.133	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	768		11.44	8,786		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	576	1926	223.06	128,483		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	224		38.40	8,602		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	EPA	N	ENCLOSED PORCH	176		90.20	15,875		
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	848	1926	245.29	208,002		
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1956 / 66
																COND	56 56 %
																FUNC	0
																ECON	0
																DEPR	56 % GD 44
																RCNLD	\$168,700

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,438
# UNITS	1	1.00