Key: 4626

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,388

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOMEZ CHARLES F TR &	40-10-13-0	23 WAMPATUCK AV
MARIE E TR		
23 WAMPATUCK AV		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOMEZ CHARLES F TR &	10/19/2017	F	100	49065-159
GOMEZ CHARLES F & MARIE	11/24/1982	QS	52,250	5249-45
HUTCHINSON KAY E	01/13/1981	XX		4939-245

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

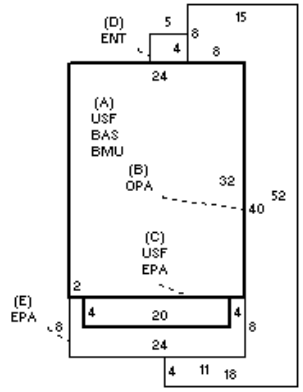
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
01-209	05/16/2001	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,026	OS 1.00	100 1.00	100 1.00	440,000	3.26	100 1.00	R03 1.00			363,160

TOTAL	11,026 SF	ZONING		FRNT	180
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	363,200	330,100
BUILDING	195,000	183,100
DETACHED	0	0
OTHER	0	0
TOTAL	**558,200**	**513,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/17/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/15/2009	PL
LIST	6/15/2009	EST
REVIEW	3/31/2011	ER

YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	1,616	DETAIL ADJ	1.224
$NLA(RCN)	$335	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	1	1.00
TOT FIXTURES	5	$5,386
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		56.36	43,284
A	BAS	L	BASE AREA	768	1935	283.25	217,538
+	USF	L	UPPER STORY FIN	848	1935	257.59	218,435
B	OPA	N	OPEN PORCH	472		56.65	26,739
+	EPA	N	ENCLOSED PORCH	192		99.22	19,050
D	ENT	N	ENCLOSED ENTRY	20		107.47	2,149
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	541,643
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1952 / 70	
COND	64	64 %
FUNC	0	
ECON	0	
DEPR	64	% GD 36
RCNLD		$195,000