Key: 4631

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,393

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AROUCHON CHARLES A & CHERYL L 37 WAMPATUCK AV SCITUATE, MA 02066	40-10-19-0	37 WAMPATUCK AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AROUCHON CHARLES A & CHER	06/26/2012	QS	546,500	41561-257
CARNEY A CAROL & WILLIAM	08/24/1981	QS		5043-349
MCCOURT EDNA F	01/01/1957	XX		2519-19

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

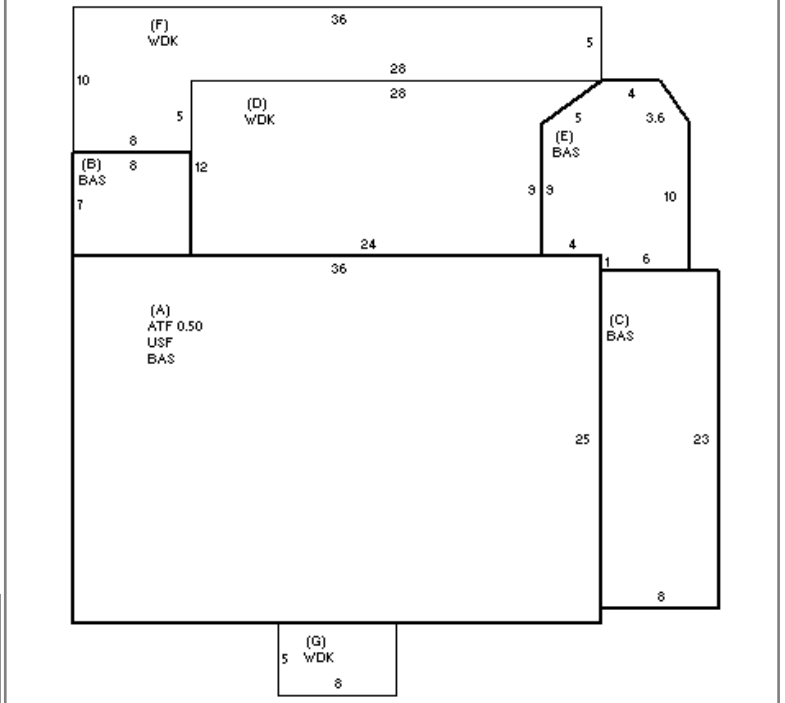
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		01/10/2019	JD	100	100
14-196	12/30/2014	3	ALTERATIONS	30,525	07/30/2015	SJ	100	100
14-549	08/26/2014	3	ALTERATIONS	8,600	07/30/2015	SJ	100	100
14-139	08/26/2014	3	ALTERATIONS	65,890	07/14/2016	SJ	100	100
14-139	04/02/2014	2	ADDITIONS	65,890	07/08/2014	MR	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,437	OS 1.00	100 1.00	100 1.00	440,000	3.43	100 1.00	R08 1.00			362,040

TOTAL	10,437 SF	ZONING		FRNT	135
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	362,000	329,100
BUILDING	554,800	493,700
DETACHED	57,300	54,500
OTHER	0	0
TOTAL	**974,100**	**877,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G 1.20	10 0.90	24X26	2014	624	99.55	55,900
PTD	A 1.00	10 0.90	12X14		168	9.14	1,400

PHOTO 01/10/2019

BLDG COMMENTS

xtra shower

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2019	JD
LIST	1/10/2019	JD
REVIEW	7/15/2014	TD

YEAR BLT	1933	SIZE ADJ	1.000
NET AREA	2,607	DETAIL ADJ	1.185
$NLA(RCN)	$266	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	6	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	8	$9,101
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,257	1933	274.28	344,767
A	USF	L	UPPER STORY FIN	900	1933	249.43	224,484
A	ATF	L	ATTIC FINISH	450	1933	177.21	79,746
+	WDK	N	WOOD DECK	554		46.08	25,529
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	693,514

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2002 / 20		
COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$554,800