

Key: 4633

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.395

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
O'LAUGHLIN KASEY S 41 WAMPATUCK AV SCITUATE, MA 02066				40-10-21-0				41 WAMPATUCK AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
O'LAUGHLIN KASEY S				10/15/2021	QS	525,000	(132856)				
CARNEY BRIAN C				11/30/2018	QS	323,000	(127837)				
VOELGER MICHAEL L & ALLIS				06/27/2001	XX		(99483)				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
22-0210	03/02/2022	3	ALTERATIONS	13,300	07/14/2022	JD	100
19-101	02/12/2019	3	ALTERATIONS	6,000	08/08/2019	JD	100
18-111	02/28/2018	3	ALTERATIONS	17,000	07/24/2018	JD	100
00-447	09/20/2000	3	ALTERATIONS				100
		6	CYCL GROWTH				100

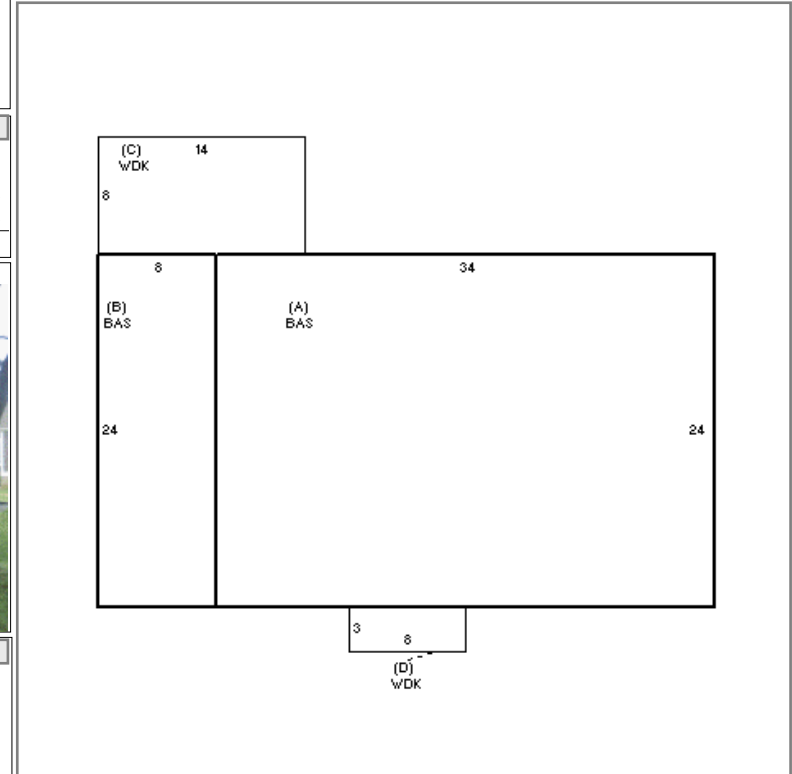
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,448	OS 1.00	100	1.00	440,000	6.37	100	1.00	R08	1.00	350,750

TOTAL	5,448 SF	ZONING	FRNT	69	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	350,800	318,900		
Inf1	FACTOR 100		BUILDING	170,600	151,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	521,400	470,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	8/8/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,513
NET AREA	1,008	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,008	1949	208.24	209,910		
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	136		38.40	5,222		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				ROOF COVER	1	ASPH SHINGLES	1.00		GEN	O	GENERATOR	1		0.00			
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	1991 / 31
COND	25 25 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$170,600