

Key: 3944

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.763

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DIETZ CHRISTIAN G III & SUSANNA W 54 BRANCH ST SCITUATE, MA 02066				38-2-7-0				54 BRANCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DIETZ CHRISTIAN G III & DIETZ CHRISTIAN G & ANNE				05/19/2003	F	25171-225		5216-402			
ZSCHAU JAMES R AND SUSAN				09/30/1982	QS	5216-402		4238-373			
				01/01/1978	XX	4238-373					

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 %
23-0486	06/07/2023	3	ALTERATIONS	23,700			0 0
07-138		3	ALTERATIONS	24,320	07/14/2008	SJ	0 100
07-138		3	ALTERATIONS	24,320	06/25/2007	SJ	0 0
		2	ADDITIONS		07/19/2006	SJ	0 100
05-080	02/18/2005	2	ADDITIONS	324,000	06/21/2005	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,890	SC 1.00	100	1.00	396,000	1.38	100	1.00	R04	0.90	349,790

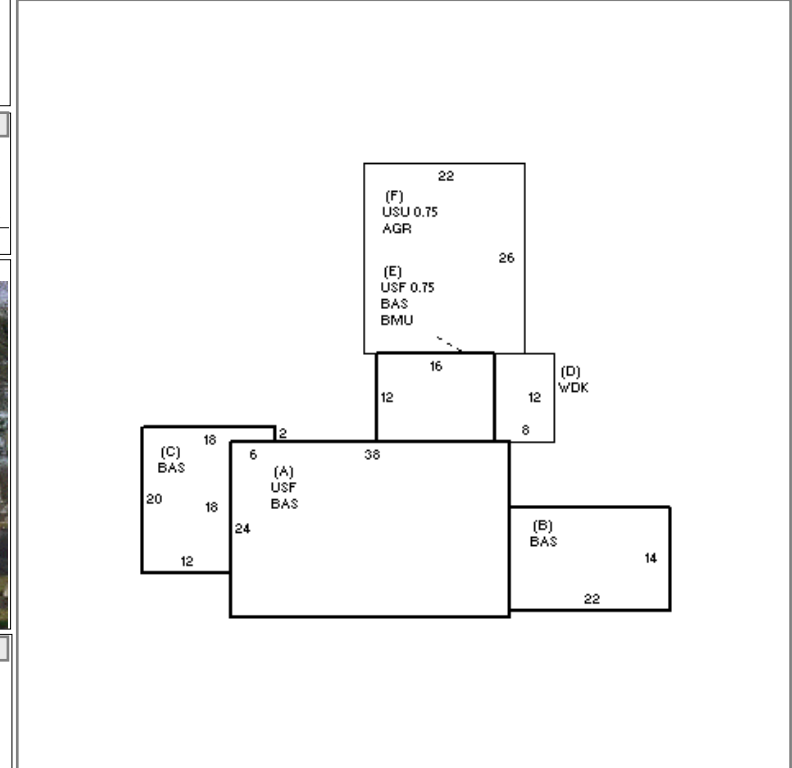
TOTAL	27,890 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	349,800	335,700
Inf1	FACTOR 100		BUILDING	536,900	506,100		
Inf2	PHY 100		DETACHED	16,700	15,900		
			OTHER	0	0		
					TOTAL	903,400	857,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		60	17.03	700
GFU	A	1.00	40 0.60	22 X 24	2008	50.36	16,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715,825
NET AREA	2,720	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,472	1950	232.41	342,107	CONDITION ELEM	CD
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	912	1950	211.35	192,752	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	96		46.08	4,423	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BMU	N	BSMT UNFINISHED	192		75.78	14,550	KITCHEN	
				FLOOR COVER	14	COMB	1.00	E	BAS	L	BASE AREA	192	2005	232.41	44,623	BATHS	
				INT FINISH	1	PLASTER	1.00	E	USF	L	UPPER STORY FIN	144	2005	211.35	30,434	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	AGR	N	ATT GARAGE	572		51.28	29,332	ELECT	
				FUEL SOURCE	99	N/A	1.00	F	USU	N	UPPER STORY UNF	429		93.16	39,967		
									F11	O	FPL 1S 1OP	1		8,737.20	8,737		
														EFF.YR/AGE	1990 / 32		
														COND	25 25%		
														FUNC	0		
														ECON	0		
														DEPR	25 % GD 75		
														RCNLD	\$536,900		