

Key: 3945

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.764

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ZARI JOSEPH P SR 50 BRANCH ST SCITUATE, MA 02066				38-2-8-0				50 BRANCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZARI JOSEPH P SR				07/22/2022	QS	1,384,000	57057-205				
MONAHAN WILLIAM P & CRYST				07/08/2015	QS	820,000	45769-212				
TRAMONTOZZI THERESE K &				11/28/2006	QS	895,000	33736-333				

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	%
04-072	02/13/2004	7	OTHERS		09/27/2022	JD	100	100
		1	NEW CONST		06/21/2005	SJ	100	100
		1	NEW CONST	374,000	08/17/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,062	SC	1.00	100	1.00	100	1.00	R04	0.90		347,600

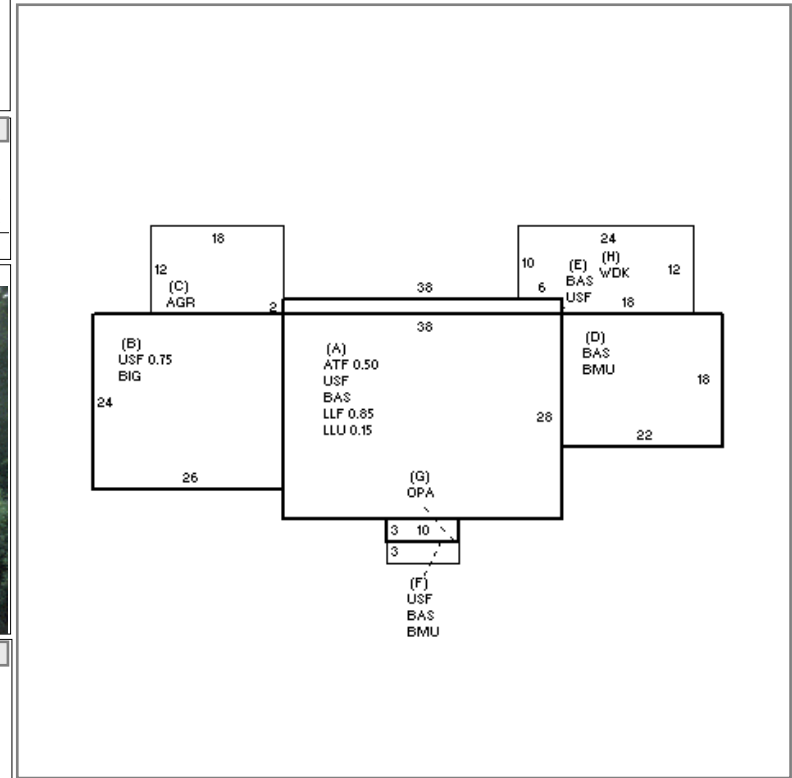
TOTAL	26,062 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	347,600	333,600
Inf1	FACTOR 100		BUILDING	1,013,800	870,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,361,400	1,203,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/19/2023

BUILDING	CD	ADJ	DESC	MEASURE	7/19/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/19/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/27/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,192,729
NET AREA	4,640	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	160		75.28	12,044		
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	904	2005	178.85	161,676		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,566	2005	259.29	406,048	EXTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	532	2005	167.53	89,125	INTERIOR	A
				FLOOR COVER	13	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	624		57.17	35,673	KITCHEN	G
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	216		55.51	11,990	BATHS	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BMU	N	BSMT UNFINISHED	426		88.41	37,663	HEAT	A
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	1,638	2005	235.80	386,233	ELECT	A
								G	OPA	N	OPEN PORCH	30		72.10	2,163		
								H	WDK	N	WOOD DECK	276		53.76	14,837		
								F11	O	FPL 1S 1OP	1		10,193.40	10,193			
								GFP	O	GAS FIREPLACE	1		7,778.40	7,778			

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

EFF.YR/AGE	2007 / 15
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85

RCNLD	\$1,013,800
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