

Key: 3948

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.767

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BAXTER DONALD & BARBARA 38 BRANCH STREET SCITUATE, MA 02066				38-2-11-0				38 BRANCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BAXTER DONALD & BARBARA				01/01/1965	QS	3139-197		2801-423			
CURLEY FRANK X AND DOROTH				01/01/1961	XX	2643-73					
MCCORMACK CLEMENT R AND R				01/01/1959	XX						

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	%
22-1172	11/04/2022	3	ALTERATIONS	14,484	05/22/2023	JD	100	100

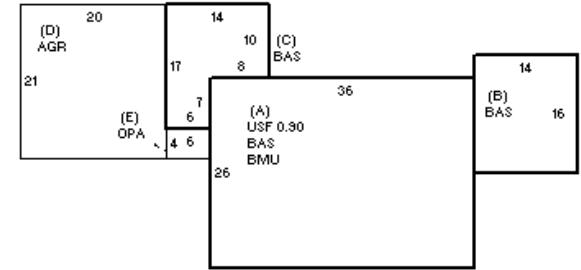
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,762	SC 1.00	100	1.00	396,000	1.54	100	1.00	R04	0.90	346,020

TOTAL	24,762 SF	ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,000	332,000
Infl1	FACTOR 100		BUILDING	366,900	292,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>712,900</b>	<b>624,400</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/17/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/22/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	655,151	
NET AREA	2,184	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501	CONDITION ELEM	CD	
\$NLA(RCN)	\$300	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	842	1930	245.26	206,507	EXTERIOR	F	
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,342	1930	269.69	361,930	INTERIOR	F	
				ROOF COVER	2	WOOD SHINGLES	1.01	D	AGR	N	ATT GARAGE	420		50.84	21,352	KITCHEN	F	
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	24		56.65	1,360	BATHS	F	
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.9	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		5	\$5,438															
# UNITS		1	1.00															
EFF.YR/AGE 1963 / 59																		
COND 44 44 %																		
FUNC 0																		
ECON 0																		
DEPR 44 % GD 56																		
RCNLD \$366,900																		