

Key: 3949

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.768

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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
READY RICHARD F & KATHERINE E TERRIO				38-2-12-0				32 BRANCH ST					
32 BRANCH ST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				READY RICHARD F & MCNAMARA ROBERT & HEATHER				01/03/2018	QS	740,000	49374-219		
				SCHULZ CHRISTOPHER S &				07/13/2015	QS	685,000	45785-105		
								08/15/2014	QS	785,000	44639-316		

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	%
17-669	10/18/2017	3	ALTERATIONS	7,000	07/23/2018	JD	100	100
		6	CYCL GROWTH		02/28/2014		100	100
06-646	10/20/2006	3	ALTERATIONS	30,000	06/25/2007	SJ	100	100
99-50	04/18/1999	3	ALTERATIONS				100	100

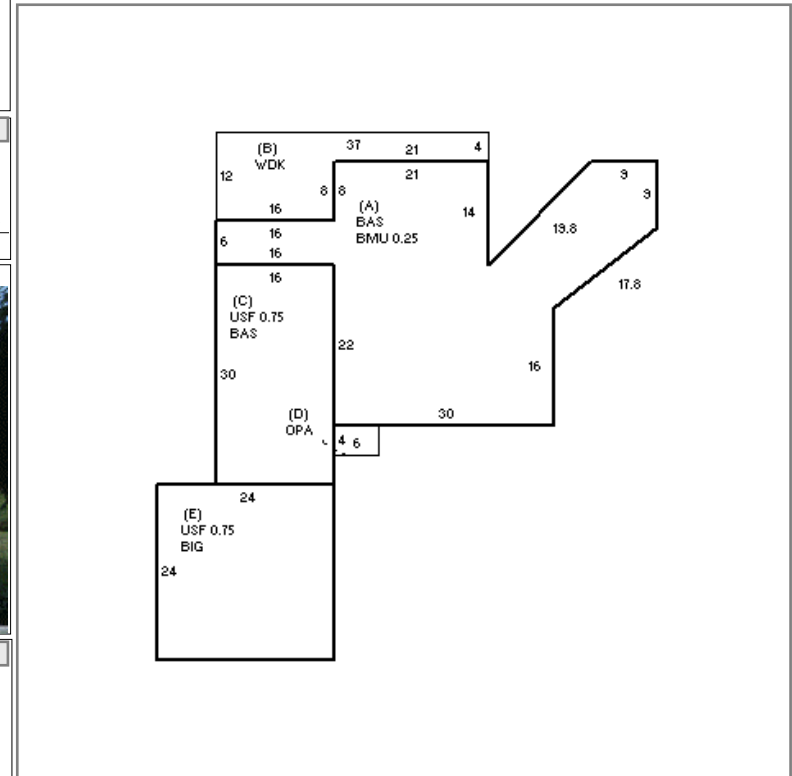
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,531	SC	1.00	100	1.00	100	1.00	R04	0.90		350,540

TOTAL	28,532 SF	ZONING	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E c/w 38-2-13	LAND	350,500	336,400		
Infl1	FACTOR 100		BUILDING	634,700	564,800		
Infl2	PHY 100		DETACHED	17,200	16,400		
			OTHER	0	0		
			TOTAL	1,002,400	917,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	30 0.70	18 X 36	2007	648 35.36	16,000
SHF	A	1.00	20 0.80		2006	100 14.74	1,200



BLDG COMMENTS



DET
ACHED

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/27/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/10/2019	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	755,545			
NET AREA	2,553	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	320		75.78	24,250	CONDITION ELEM	CD			
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	276		46.08	12,718	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,761	1932	263.10	463,322	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	792	1932	239.26	189,497	KITCHEN	V			
				FLOOR COVER	2	SOFTWOOD	1.00	D	OPA	N	OPEN PORCH	24		61.80	1,483	BATHS	G			
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	576		57.98	33,396	HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	O	GAS FIREPLACE	3		6,667.60	20,003	ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2006 / 16	
																		COND	16 16 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$634,700	