Key: 5131

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,876

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENNEY CHRISTOPHER &	32-8-21-0	107 BRANCH ST
MULLEN CHELSEA		
107 BRANCH ST		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENNEY CHRISTOPHER &	04/29/2021	QS	845,000	(131912)
WALKER MICHAEL S & EILEEN	08/27/1997	QS	243,000	(91942)
CLARKE MS & EL AND HOCKMA	12/23/1992	XX		(L00084030)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

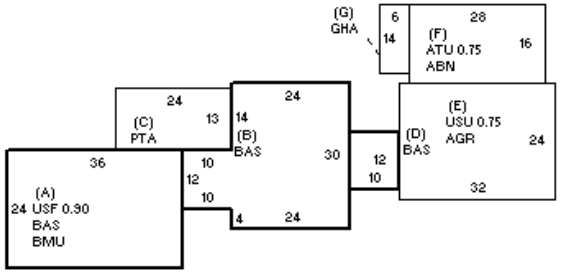
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-1224	11/22/2022	3	ALTERATIONS	38,133	05/17/2023	NC	100	100
		7	OTHERS		03/17/2021	JD	100	100
07-551	09/12/2007	3	ALTERATIONS	15,000	06/26/2008	SJ	100	100
		2	ADDITIONS		06/19/2007	SJ	75	100
		2	ADDITIONS		06/27/2006	SJ	60	75

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,257	SC 1.00	100 1.00	100 1.00	396,000	1.63	100 1.00	R04 0.90			344,140

TOTAL	23,257 SF	ZONING		FRNT	152
Ngh	SCITUATE	NOTE	C/W 21A IN M33		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	344,100	330,200
BUILDING	514,600	460,300
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**860,600**	**792,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	14 X 14	2001	196	12.33	1,900

PHOTO 05/17/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/29/2022	JD
LIST	6/29/2022	EST
REVIEW	6/27/2023	MR

BLDG COMMENTS

MLS

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	2,602	DETAIL ADJ	1.030
$NLA(RCN)	$257	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$9,064
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
A	USF	L	UPPER STORY FIN	778	1954	175.93	136,873
+	BAS	L	BASE AREA	1,704	1954	193.46	329,652
C	PTA	N	PATIO	312		14.90	4,649
D	BAS	L	BASE AREA	120	2005	193.46	23,215
E	AGR	N	ATT GARAGE	768		40.26	30,922
E	USU	N	UPPER STORY UNF	576		77.55	44,668
F	ABN	N	ATT BARN	448		32.70	14,650
F	ATU	N	ATTIC UNF	336		37.00	12,432
G	GHA	N	ATT GREENHOUSE	84		69.15	5,809
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	GFP	O	GAS FIREPLACE	1		5,556.00	5,556

TOTAL RCN	668,287
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1994 / 28		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$514,600		