

Key: 640

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 578

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CERRONE JOSEPH M & ALICIA S 166 BRANCH ST SCITUATE, MA 02066				33-6-28-0				166 BRANCH ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CERRONE JOSEPH M & ALICIA				02/26/2021	O	645,000	54478-6					
DEPINA NATALIE, ALVES GRE				10/30/2009	QS	500,000	37867-229					
COUMANS CHRISTIAN J.R.				06/02/2008	QS	535,000	36029-348					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,542	SC	1.00	100	396,000	1.82	100	1.00	R04	0.90	340,680

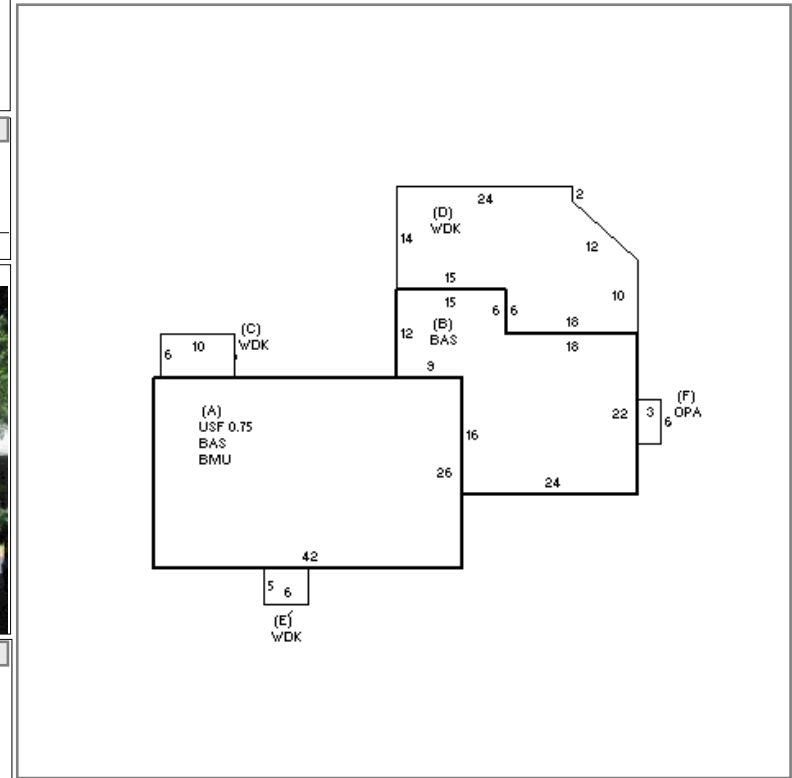
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-598	06/09/2021	3	ALTERATIONS	16,150	06/30/2022	JD	100	100
07-071	02/14/2007	3	ALTERATIONS	13,000	06/19/2007	SJ	100	100
		7	OTHERS		09/26/2006		100	100
		3	ALTERATIONS		04/29/2004	PJB	100	100
03-78	03/04/2003	3	ALTERATIONS				100	100

TOTAL	20,542 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E IN M32. . . .			LAND	340,700	326,900
Inf1	FACTOR 100				BUILDING	507,400	451,300
Inf2	PHY 100				DETACHED	4,200	4,000
					OTHER	0	0
					TOTAL	852,300	782,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		48	17.03	600
HTB	A	1.00	30 0.70		1	5,181.80	3,600

PHOTO 06/30/2022

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/30/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/30/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/2/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	724,897		
NET AREA	2,583	DETAIL ADJ	1.178	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,092		50.62	55,274	CONDITION ELEM	CD		
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	12	BRICK VENEER	1.05	A	USF	L	UPPER STORY FIN	819	1955	227.54	186,354	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,764	1955	250.21	441,370	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	606		42.24	25,597	KITCHEN	G		
				FLOOR COVER	24	COMB	1.00	F	OPA	N	OPEN PORCH	18		56.65	1,020	BATHS	A		
				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	U			
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$507,400