Key: 641

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 579

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARREN JOHN P III & DEFRAIN KATELYNN 162 BRANCH ST SCITUATE, MA 02066	33-6-29-0	162 BRANCH ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARREN JOHN P III &	08/16/2021	QS	727,000	55482-141
WORTLEY SARAH C & CHRISTO	06/02/2015	QS	420,000	45621-38
REIDER BABARA L	08/02/2001	QS	317,400	20302-223

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

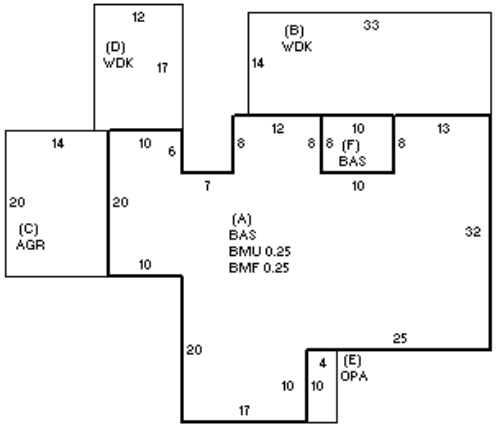
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/30/2022	JD	100	100
07-387	07/20/2007	2	ADDITIONS	18,400	06/26/2008	SJ	100	100
		7	OTHERS		09/26/2006		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,617	SC 1.00	100 1.00	100 1.00	396,000	1.82	100 1.00	R04 0.90			340,760

TOTAL	20,617 SF	ZONING		FRNT	114
Ngh	SCITUATE	NOTE	IN M32. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,800	327,000
BUILDING	323,300	287,500
DETACHED	0	0
OTHER	0	0
TOTAL	**664,100**	**614,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/30/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/30/2022	JD
LIST	6/30/2022	EST
REVIEW	9/13/2021	JD

BLDG COMMENTS

MLS

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,658	DETAIL ADJ	0.867
$NLA(RCN)	$267	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,578
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	395		78.34	30,943
A	BMU	N	BSMT UNFINISHED	395		55.80	22,043
A	BAS	L	BASE AREA	1,578	1954	199.43	314,703
+	WDK	N	WOOD DECK	666		42.24	28,131
C	AGR	N	ATT GARAGE	280		58.02	16,245
E	OPA	N	OPEN PORCH	40		56.65	2,266
F	BAS	L	BASE AREA	80	2007	199.43	15,954
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	442,873

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

EFF.YR/AGE	1980 / 42	
COND	27	27 %
FUNC	0	
ECON	0	
DEPR	27	% GD 73
RCNLD		$323,300