

Key: 642

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 580

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KINSELLA ELIZABETH & JOHN III 156 BRANCH ST SCITUATE, MA 02066				33-6-30-0				156 BRANCH ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINSELLA ELIZABETH & JOHN				09/28/2018	QS	920,000	50349-221				
PENNINGTON KEVIN M & JANE				11/08/2010	QS	965,000	39232-279				
FRANCESHELLI MICHAEL J &				04/29/2004	O	800,000	28082-117				

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 %
23-397	05/09/2023	3	ALTERATIONS	98,025	07/17/2023	JD	100 100
		3	ALTERATIONS		06/28/2006	SJ	100 100
		6	CYCL GROWTH		06/22/2005	SJ	100 100
05-081	03/02/2005	3	ALTERATIONS	41,000	06/22/2005	SJ	100 100
91-263	06/18/1991	3	ALTERATIONS				100 100

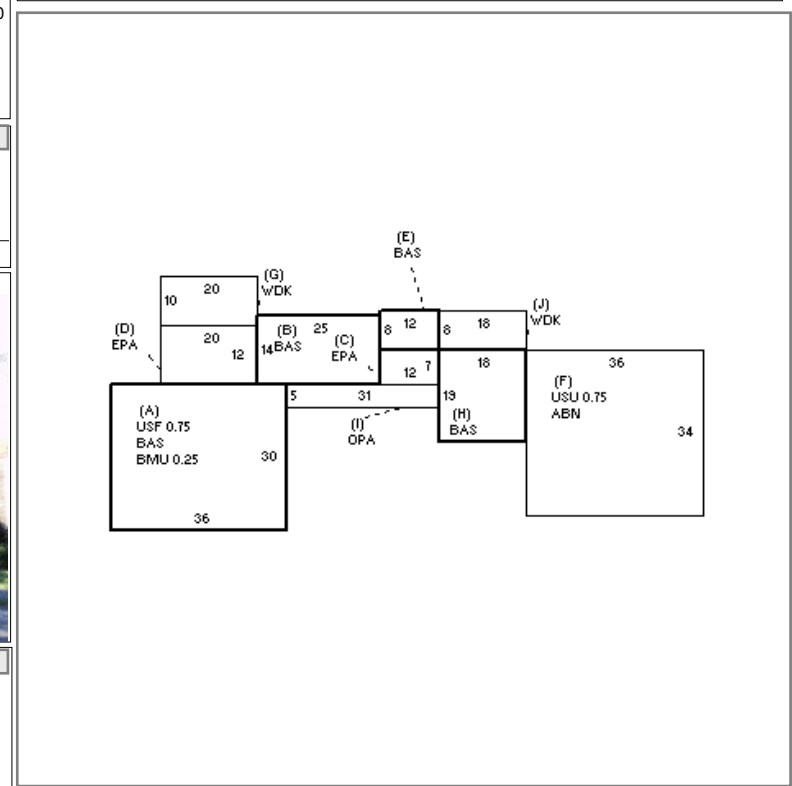
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	SC	1.00	100	1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.342	SC	1.00	100	1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	6,090

TOTAL	1.260 Acres		ZONING	FRNT	260	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE		N O T E	IN M32		LAND	369,700	355,100
Inf1	FACTOR 100			BUILDING	965,500	797,400		
Inf2	PHY 100			DETACHED	9,500	8,600		
				OTHER	0	0		
				<b>TOTAL</b>	<b>1,344,700</b>	<b>1,161,100</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
S/V	A	1.00	SV 1.00	VINYL STEEL	1967	8,000	1.10	8,800
S/V	A	1.00	SV 1.00	GZB		600	1.10	700



BLDG COMMENTS  
CHANGE AREA OVER BARN TO UNF./FY 2013



BUILDING	CD	ADJ	DESC	MEASURE	4/12/2011	SJ
MODEL	1		RESIDENTIAL	LIST	4/12/2011	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/17/2023	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,678	DETAIL ADJ	1.207	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	270		88.41	23,871
\$NLA(RCN)	\$419	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	810	1820	284.41	230,376
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,868	1820	312.75	584,221
				ROOF COVER	2	WOOD SHINGLES	1.01	+	EPA	N	ENCLOSED PORCH	324		126.28	40,915
				FLOOR COVER	24	COMB	1.00	F	ABN	N	ATT BARN	1,224		45.78	56,035
				INT FINISH	1	PLASTER	1.00	F	USU	N	UPPER STORY UNF	918		125.37	115,088
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	344		53.76	18,494
				FUEL SOURCE	2	GAS	1.00	I	OPA	N	OPEN PORCH	155		72.10	11,176
									F22	O	FPL 2S 2OP	2		15,826.30	31,653

TOTAL RCN	1,122,645	
CONDITION ELEM CD		
EXTERIOR	G	
INTERIOR	V	
KITCHEN	V	
BATHS	V	
HEAT	U	
ELECT	U	
EFF.YR/AGE 2008 / 14		
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$965,500	