

Key: 7245

Town of WESTPORT - Fiscal Year 2024

12/7/2023 4:46 pm SEQ #: 7,463

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
NITSCHKE KAREN H 462 SANFORD ROAD WESTPORT, MA 02790		23A-93-94-0		462 SANFORD ROAD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NITSCHKE KAREN H		04/12/2001	A	4957-228-29	
NITSCHKE CRAIG W		04/07/1998	H	4082-142	
NITSCHKE CRAIG W & GAIL A		11/24/1992	X	2948-59-	

LAND

CD	T	AC/SF/UN	Nbhd	Loc	Topo	ADJ BASE	SAF	Topo2	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,847	NOR	1.00	100	1.00	X	1.00	MR2	1.15		149,040

DETACHED

TOTAL	17,847 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NORTH WESTPORT	N O T E	LAND	149,000	135,800			
Loc	SITE		BUILDING	178,100	160,800			
Topo	N/A		DETACHED	1,400	1,300			
			OTHER	0	0			
			TOTAL	328,500	297,900			

BUILDING

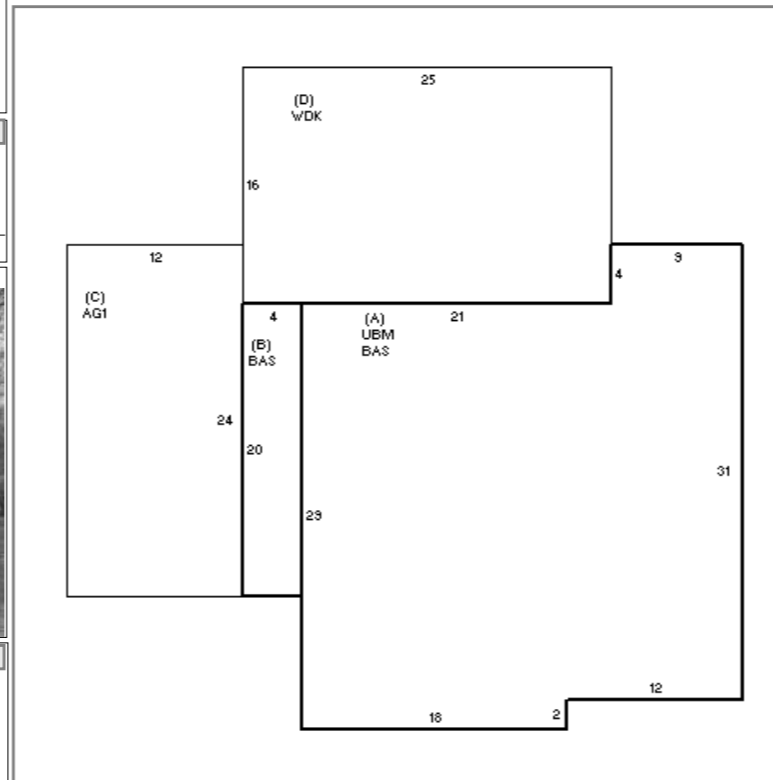
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SH1	00	1.00	60 0.60 12X24	1999	288	8.10	1,400	04/03/2018



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	8/15/2022	MG
MODEL	1		RESIDENTIAL	LIST	8/15/2022	MG
STYLE	1	1.45	RANCH [100%]	REVIEW		
QUALITY	A	1.05	AVERAGE [100%]			
FRAME		1.00	[100%]			

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	%
17D		42	STATUTORY		12/01/2023	KD	0	0
17D		42	STATUTORY		09/27/2023	KD	0	0
17D		42	STATUTORY		11/29/2022	DMF	0	0
17D		5	OTHER		08/15/2022	MG	100	100
17D		42	STATUTORY		09/10/2021	DMF	0	0



YEAR BLT	1952	SIZE ADJ	1.060	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	962	DETAIL ADJ	1.470	FOUNDATION	1	CONCRETE	1.00	+	BAS	L	LIVING AREA	962	1952	215.22	207,040
\$NLA(RCN)	\$272	OVERALL	1.000	EXT WALL	4	WOOD SHINGLES	1.00	A	UBM	N	UNFIN BASEMENT	882		24.25	21,387
CAPACITY		UNITS	ADJ	ROOF MATERIAL	1	ASPHALT SHINGLE	1.00	C	AG1	N	ATTACHED GAR 1	288		61.84	17,811
ROOM BASE	4	1.00		ROOF TYPE	2	HIP	1.00	D	WDK	N	WOOD DECK	400		13.91	5,563
ROOMS 1ST	4	1.00		FLOOR BSMT	1	CEMENT	1.00		FP1	O	FIREPLACE-1/1 C	1		10,147.20	10,147
ROOMS 2ND	0	1.00		FLOOR 1ST FL	4	HARDWOOD	1.02								
ROOMS 3RD	0	1.00		FLOOR 2ND FL			1.00								
BEDROOMS	2	1.00		FLOOR 3RD FL			1.00								
STORY HEIGHT	1	1.00		INTER FIN	3	PLASTER	1.00								
NO.UNITS	1	1.00		HEATING FUEL	2	GAS	1.00								
AVG BED/UNIT	0	1.00		HEATING SYS	5	HOT WATER/VAPOR	1.00								
% BASEMENT	100	1.00													

TOTAL RCN	261,949
CONDITION ELEM	CD
EFF.YR/AGE	1990 / 32
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$178,100