

Key: 1874

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.800

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIZZO MICHAEL P & JULIA E SOUTHERTON 39 GROVE ST SCITUATE, MA 02066				31-1-13-0				39 GROVE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIZZO MICHAEL P & STANLEY MARK P & DIANNE D				10/12/2017	QS	516,000	49037-199				
ROSSMAN JEFFREY AND DIANE				11/02/1988	QS		8804-145				
				06/13/1986	XX		6854-203				

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	%
14-097	03/11/2014	6	CYCL GROWTH		04/18/2018	JD	100	100
95-112	03/15/1995	3	ALTERATIONS	8,000	09/26/2014	RJM	100	100
93-745	12/21/1993	2	ALTERATIONS				100	100
90-567	09/20/1990	3	ADDITIONS				100	100
			ALTERATIONS				100	100

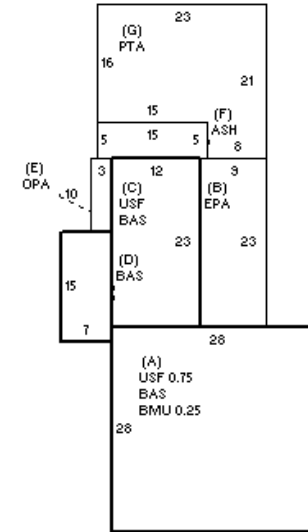
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	0.582	WS 1.00	100	1.00	16,830	1.00	100	1.00	R03	0.85	9,800

TOTAL	1.500 Acres	ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	353,200	321,600
Inf1	FACTOR 100		BUILDING	293,900	271,600		
Inf2	PHY 100		DETACHED	18,400	17,500		
			OTHER	0	0		
					TOTAL	665,500	610,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 GARAGE		484	46.43	11,200
LBN	L	0.80	50 0.50 1S/L 1.5S		546	26.30	7,200



BLDG COMMENTS
FY12 STYLE CHANGE FROM CAPE TO ANTIQUE PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	4/18/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/18/2018	JD
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/26/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1778	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,287		
NET AREA	2,029	DETAIL ADJ	1.173	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	196		69.46	13,615	CONDITION ELEM	CD		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	864	1778	235.72	203,666	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	207		99.22	20,538	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,165	1778	259.21	301,982	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	OPA	N	OPEN PORCH	30		56.65	1,700	BATHS			
				INT FINISH	99	N/A	1.00	F	ASH	N	ATT SHED	75		24.58	1,844	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	G	PTA	N	PATIO	408		16.39	6,687	ELECT			
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063				
																		EFF.YR/AGE	1960 / 62
																		COND	48 48 %
																		FUNC	0
																		ECON	0
																		DEPR	48 % GD 52
																		RCNLD	\$293,900