

Key: 3817

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.635

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
TROZZI ANDREW E TR & SHIRLEE				28-10-7-0				17 CARVER AV				
4327 ROYAL PLACE				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
HONOLULU, HI 96816				TROZZI ANDREW E TR & SULLIVAN TARA				02/07/2013	QS	372,400	42654-266	
				PAMPALONE ANDREA J				08/15/2001	QS	318,500	20369-332	
								11/17/2000	QS	287,000	19077-196	

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	%
10-167	05/03/2010	3	ALTERATIONS	20,000	07/28/2010	SJ	100	100
01-612	10/22/2001	3	ALTERATIONS				100	100
96-589	12/13/1996	3	ALTERATIONS				100	100

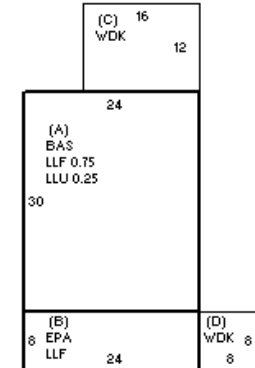
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	100	1.00	528,000	6.92	100	1.00	419,360

TOTAL	5,000 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M34		LAND	419,400	381,200
Infl1	FACTOR 100		BUILDING	254,900	230,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	674,300	611,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/14/2003
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/28/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/28/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	369,476
NET AREA	1,452	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	180		74.61	13,430		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	720	1942	256.99	185,031		
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	732	1942	177.26	129,753		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	256		38.40	9,830		
				INT FINISH	1	PLASTER	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										

TOTAL RCN	369,476
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$254,900