

Key: 3840

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.658

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| TROZZI ANDREW E & SHIRLEE TRS 4327 ROYAL PLACE HONOLULU, HI 96816-4809 | | | | 34-12-10-0 | | | | 27 STANDISH AV | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| TROZZI ANDREW E & SHIRLEE | | | | 07/01/2021 | F | 100 | 55250-87 | | | | |
| TROZZI ANDREW E & SHIRLEE | | | | 06/06/2008 | H | 350,000 | 36050-295 | | | | |
| JOYCE KATHRYN P | | | | 01/01/1972 | QS | | 3707-92 | | | | |

| 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 | % |
| 21-116 | 02/09/2021 | 1 | NEW CONST | 27,000 | 07/20/2021 | JD | 100 | 100 |

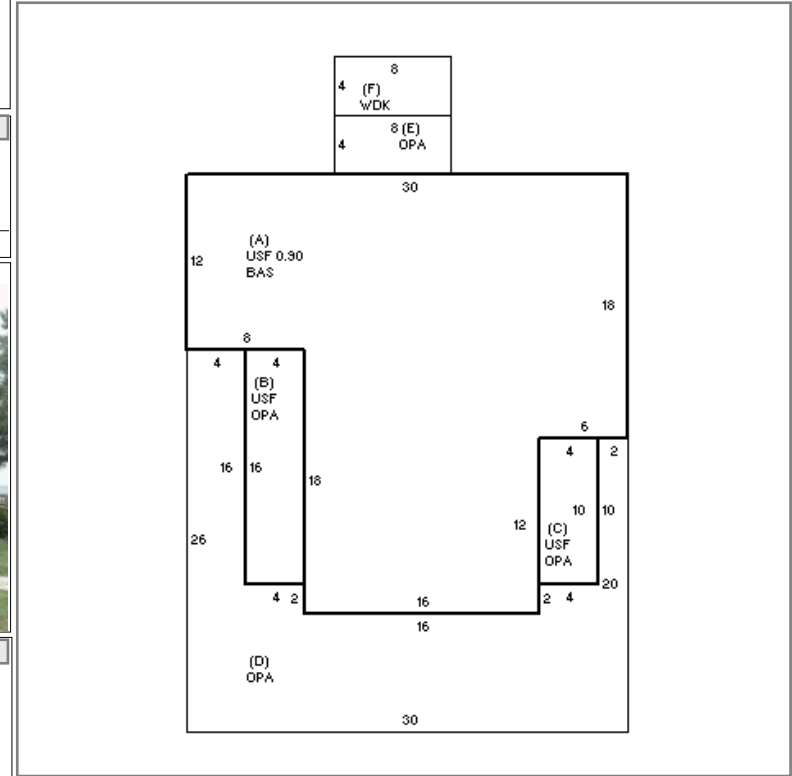
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 4,600 OS | 1.00 | 100 | 1.00 | 528,000 | 7.49 | 100 | 1.00 | WV3 | 1.20 | 417,900 |

| TOTAL | 4,600 SF | ZONING | | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 417,900 | 379,900 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 254,200 | 226,100 | | | |
| Inf2 | PHY 100 | | DETACHED | 16,200 | 15,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 688,300 | 621,400 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|--------|
| SHF | A | 1.00 | 30 0.70 10 X 10 | | 100 | 14.74 | 1,000 |
| DGF | + | 1.10 | 10 0.90 14 X 20 | 2021 | 280 | 60.23 | 15,200 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/5/2022 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/5/2022 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 7/20/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|

| YEAR BLT | 1920 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 397,192 | | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA | 1,404 | DETAIL ADJ | 1.236 | FOUNDATION | 3 | CONT WALL | 1.00 | A | BAS | L | BASE AREA | 684 | 1920 | 268.63 | 183,740 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$283 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 720 | 1920 | 244.29 | 175,886 | EXTERIOR | A | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | OPA | N | OPEN PORCH | 488 | | 51.50 | 25,132 | INTERIOR | A | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | F | WDK | N | WOOD DECK | 32 | | 38.41 | 1,229 | KITCHEN | A | | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 | BATHS | A | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | | HEAT | A | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | | ELECT | A | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1968 / 54 | |
| | | | | | | | | | | | | | | | | | | COND | 36 36% | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 36 % GD 64 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$254,200 | |