

Key: 5897

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.622

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GIOVANNI LIONEL P & PAMELA 9 STOCKBRIDGE ROAD SCITUATE, MA 02066				50-12-8-0				9 STOCKBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIOVANNI LIONEL P & PAMEL				08/15/1984	QS	120,000	5748-97				
O'TOOLE WILLIAM F AND ANN				01/01/1960	XX		2695-425				
WEBSTER MINNIE H				01/01/1944	XX		1843-357				

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	%
		7	OTHERS		05/25/2023	JD	100	100

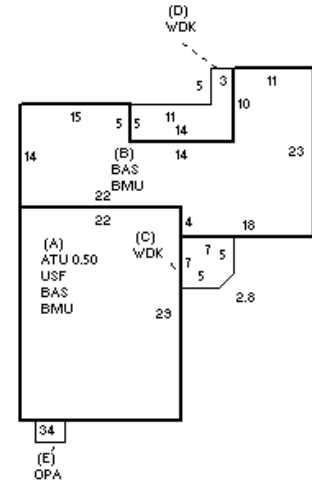
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	0.232	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	6,430

TOTAL	1.150 Acres	ZONING	C/W 8A	FRNT	182	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND		572,100	483,200	
Inf1	FACTOR 100		BUILDING		326,600	167,700		
Inf2	PHY 100		DETACHED		0	0		
			OTHER		0	0		
				TOTAL		898,700	650,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/25/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/25/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1891	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	544,334			
NET AREA	1,893	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,255		44.42	55,741	CONDITION ELEM	CD			
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,255	1891	249.25	312,804	EXTERIOR	F			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	638	1891	226.66	144,611	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	319		37.00	11,803	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	132		38.40	5,069	BATHS	A			
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	12		51.50	618	HEAT	O			
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	O	FIREPLACE	1		7,813.00	7,813	ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1966 / 56	
																		COND	40 40 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	40 % GD	60
																		RCNLD	\$326,600	