

Key: 7079

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.764

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FIORAVANTI SMITH GIORDANA 21 OXFORD ST WINCHESTER, MA 01890				68-5-1-0				19 CLIFF ROAD SOUTH			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FIORAVANTI SMITH GIORDAN				07/21/2014	QS	395,300	(120703)				
GEORGE VINCENT J & IRENE				03/24/1995	F	1	(87782)				
GEORGE VINCENT J & IRENE				01/01/1977	F		(55771)				

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	%
93-249	05/12/1993	2	ADDITIONS				100	100
89-59	02/27/1989	3	ALTERATIONS				100	100


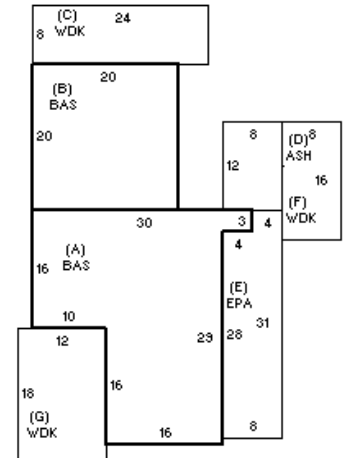
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,035 HUM	1.00	100	1.00	100	1.00	638,000	6.87	100	1.00	506,870

TOTAL	5,053 SF	ZONING	FRNT	214	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE IN M69	LAND	506,900	460,800		
Inf1	FACTOR 100		BUILDING	108,100	100,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	615,000	561,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/23/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/9/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/11/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,084	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,084	1940	194.03	210,333
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	536		38.40	20,582
				ROOF SHAPE	1	GABLE	1.00	D	ASH	N	ATT SHED	96		22.35	2,146
				ROOF COVER	1	ASPH SHINGLES	1.00	E	EPA	N	ENCLOSED PORCH	236		90.20	21,287
				FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	99	N/A	1.00								
				FUEL SOURCE	99	N/A	1.00								

BLDG COMMENTS	
TOTAL RCN	263,628
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	3 PARTIAL HEAT
ECON	0
DEPR	59 % GD 41
RCNLD	\$108,100