

Key: 7120

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.803


LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
FABRIZIO JONATHAN D & LISA M TRS 22 HIGHFIELD LANE NORWELL, MA 02061				69-1-16-0				280 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FABRIZIO JONATHAN D & BUCHER WAYNE A & KATHERIN				07/29/2022	QS	950,000	(134260)					
BUCHER WAYNE A, JEFFERY B				02/28/2011	E		(115731)					
				11/12/2009	F	-100	(114004)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	HUM 1.00	100	1.00	748,000	3.41	100	1.00	WF7	1.70	615,680

LAND

TOTAL	10,500 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	615,700	526,800
Inf1	FACTOR 100		BUILDING	304,800	207,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	920,500	734,000

DETACHED

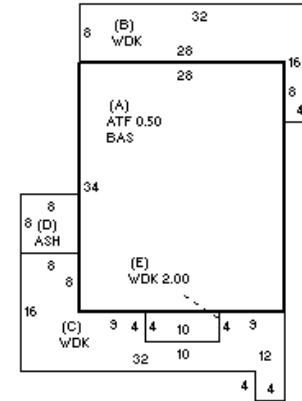
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/01/2023
									

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2010	SJ
MODEL	1		RESIDENTIAL	LIST	9/10/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/27/2023	NC
QUALITY	A	1.00	AVERAGE [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	338,638			
NET AREA	1,428	DETAIL ADJ	1.120	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	952	1979	242.23	230,607	CONDITION ELEM CD				
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	476	1979	156.51	74,499	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	696		38.40	26,726	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	ASH	N	ATT SHED	64		22.34	1,430	KITCHEN	V			
				FLOOR COVER	14	COMB	1.00									BATHS	G			
				INT FINISH	2	DRYWALL	1.00									HEAT	U			
				HEATING/COOLING	8	HEAT PUMP	1.04									ELECT	U			
				FUEL SOURCE	3	ELECTRIC	1.00													
																		EFF.YR/AGE	2012 / 10	
																		COND	10 10%	
																		FUNC	0	
																		ECON	0	
																		DEPR	10 % GD 90	
																		RCNLD	\$304,800	

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	%
22-1263	12/06/2022	3	ALTERATIONS	67,000	06/01/2023	NC	100	100
		7	OTHERS		09/02/2022	JD	100	100
10-182	05/10/2010	3	ALTERATIONS	7,500	09/10/2010	SJ	100	100
06-600	09/27/2006	3	ALTERATIONS	15,800	09/11/2007	SJ	100	100
		7	OTHERS		09/20/2006		100	100



BLDG COMMENTS
MLS