

Key: 7139

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.822


LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
DONOVAN DENNIS & DONNA 23 CANNON BALL ROAD SHARON, MA 02067				69-1-31-0				248 CENTRAL AV				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
DONOVAN DENNIS & DONNA				05/23/2018	QS	633,000 (126836)						
BRUNO JENNIFER M TR				06/04/2015	F	100 (121926)						
BRUNO JEFFREY C & JENNIFE				07/30/2004	QS	799,000 (105810)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,750	HUM	1.00	100	1.00	100	1.00	WF7	1.70		616,480

LAND

TOTAL	10,759 SF	ZONING		FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE		LAND	616,500	527,500		
Inf1	FACTOR 100		BUILDING	307,000	285,600			
Inf2	PHY 100		DETACHED	0	0			
				OTHER	0	0		
				TOTAL	923,500	813,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/24/2019
									



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1946	SIZE ADJ	1.000
NET AREA	1,951	DETAIL ADJ	1.009
\$NLA(RCN)	\$219	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	9	\$7,265	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	934	1946	204.19	190,713
+	USF	L	UPPER STORY FIN	1,017	1946	185.69	188,845
+	WDK	N	WOOD DECK	842		38.40	32,333
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	426,437
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$307,000

