

Key: 7192

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.874

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|-------------------|----|----------------|--|----------------|---|------------|--------------|
| GIOIOSO JOSEPH TR 16 ANGELA RD BRAintree, MA 02184 | | | | 70-1-4-0 | | | | 214 CENTRAL AV | | | |
| | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | GIOIOSO JOSEPH TR | | | | 12/05/2007 | F | 1 (89500) | |
| GIOIOSO GIUSEPPE L TR & | | | | 04/26/1996 | F | 1 (89500) | | | | | |
| GIOIOSO GIUSEPPE L | | | | 06/15/1982 | QS | 47,500 (66312) | | | | | |

| 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 | % |
| 13-724 | 10/30/2013 | 2 | ADDITIONS | 36,000 | 06/17/2014 | MR | 100 | 100 |
| 91-700 | 11/21/1991 | 3 | ALTERATIONS | | | | 100 | 100 |

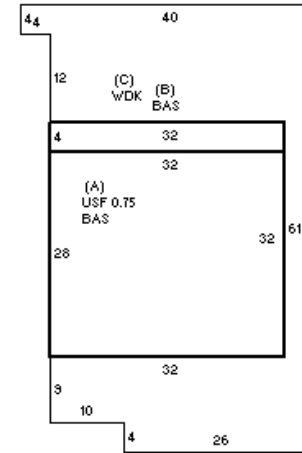
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 11,750 | HUM 1.00 | 100 | 1.00 | 100 | 1.00 | 748,000 | 3.07 | 100 | 1.00 | WF7 1.70 | 619,630 |

| TOTAL | 11,761 SF | ZONING | | FRNT | 55 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | LAND | 619,600 | 530,200 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 346,600 | 308,300 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 966,200 | 838,500 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 10/15/2009 | PL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/17/2014 | MR |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 6/30/2014 | TD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1982 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 412,567 | | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA | 1,696 | DETAIL ADJ | 1.067 | FOUNDATION | 1 | PIER | 0.98 | A | BAS | L | BASE AREA | 896 | 1982 | 222.22 | 199,113 | CONDITION ELEM | CD | | | |
| \$NLA(RCN) | \$243 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 672 | 1982 | 202.09 | 135,804 | EXTERIOR | A | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | BAS | L | BASE AREA | 128 | 2013 | 222.23 | 28,445 | INTERIOR | G | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 1,148 | | 38.40 | 44,083 | KITCHEN | G | | | |
| | | | | FLOOR COVER | 13 | COMB | 1.00 | | | | | | | | | BATHS | G | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A | | | |
| | | | | HEATING/COOLING | 5 | ELECTRIC BB | 0.99 | | | | | | | | | ELECT | U | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2006 / 16 | |
| | | | | | | | | | | | | | | | | | | COND | 16 16% | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | | DEPR | 16 % GD 84 | |
| | | | | | | | | | | | | | | | | | | RCNLD | \$346,600 | |