

Key: 7214

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.896

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LOBEL ERAN & LISA 54 MANN AVENUE NEEDHAM, MA 02492				70-2-1-0				176 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LOBEL ERAN & LISA				04/14/2021	QS	700,000	54788-107				
FISKE THOMAS R &				12/29/1993	QS	175,000	12540-232				
GIOVANNUCCI ROBERT F & CA				01/08/1981	XX	4937-325	4937-325				

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	%
11-343	06/14/2011	3	ALTERATIONS		09/04/2012	SJ	100	100
09-576	12/07/2009	3	ALTERATIONS	1,500	09/10/2010	SJ	100	100
94-441	09/12/1994	3	ALTERATIONS				100	100

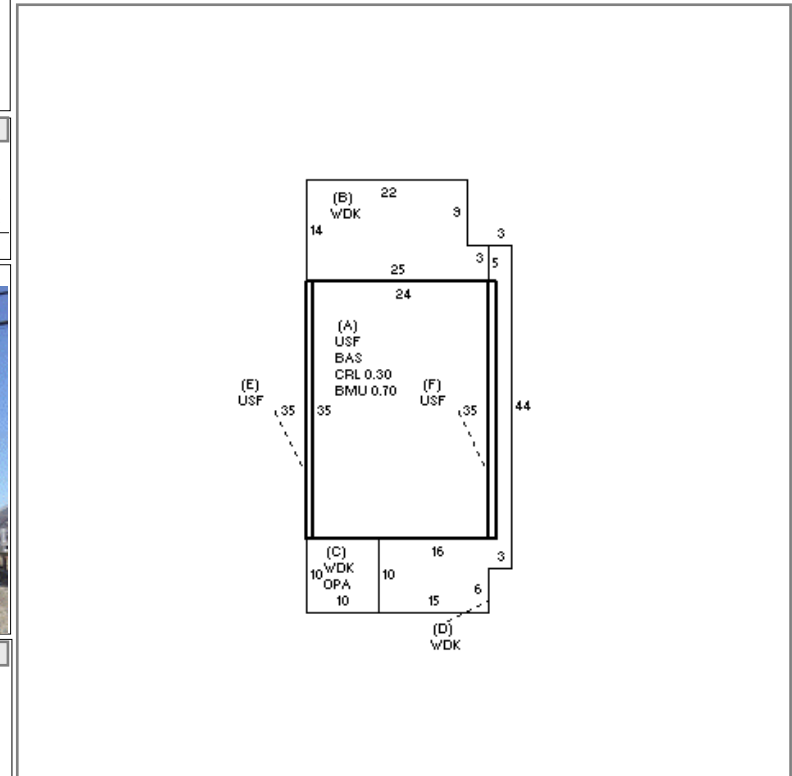
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,205 HUM	1.00	100	1.00	100	1.00	550,000	8.17	100	1.00	RV2 1.25	433,710

TOTAL	4,205 SF	ZONING	FRNT	377	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	433,700	394,300		
Inf1	FACTOR 100		BUILDING	312,800	289,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	746,500	684,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	3/8/2021	JD
MODEL	1		RESIDENTIAL	LIST	3/8/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/10/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,016		
NET AREA	1,750	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	588		54.69	32,159	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	CRL	N	BSMT CRAWL	252		12.21	3,078	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	840	1950	225.20	189,168	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	670		42.24	28,301	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	100		56.65	5,665	BATHS	A		
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	910	1950	204.79	186,363	HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.99	F	P	O	FIREPLACE	1		8,594.30	8,594	ELECT	U		
				FUEL SOURCE	3	ELECTRIC	1.00	O	DS	O	OUT DOOR SHOWER	1		1,460.80	1,461				
																		EFF.YR/AGE	1971 / 51
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$312,800