

Key: 7263

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.943

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
D'ANGIO CARL & ANN 11 SPRING ST WALTHAM, MA 02451		71-10-3-0		39 CENTRAL AV		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
D'ANGIO CARL & ANN		11/01/2004	QS	405,000	29376-191	
UNIAC JOHN		05/11/2004	R	388,000	28177-206	
JUNIOR DANA B TRS		07/31/2003	G	465,000	26015-29	

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	%
12-610	10/18/2012	3	ALTERATIONS	9,750	09/04/2013	SJ	100	100

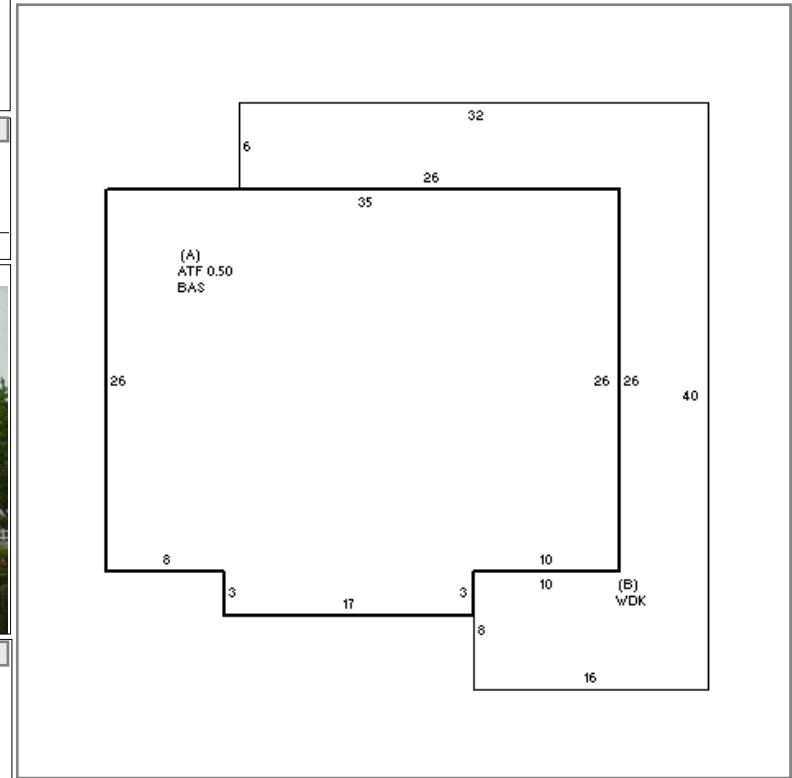
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,120	HUM 1.00	100	1.00	550,000	8.33	100	1.00	R08	1.25	433,360

TOTAL	4,120 SF	ZONING	FRNT	138	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	433,400	394,000
Infl1	FACTOR 100		BUILDING	126,000	117,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	559,400	511,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2013
MODEL	1		RESIDENTIAL	LIST	5/21/2002
STYLE	4	1.10	CAPE [100%]	REVIEW	3/9/2011
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS	

G

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	314,946		
NET AREA	1,442	DETAIL ADJ	1.045	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	961	1940	225.57	216,776	CONDITION ELEM CD			
\$NLA(RCN)	\$218	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	481	1940	145.74	70,103	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	476		38.40	18,278	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	99	N/A	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1956 / 66
STORIES		1.5	1.00															COND	56 56 %
ROOMS		7	1.00															FUNC	4 PARTIAL HEAT
BEDROOMS		3	1.00															ECON	0
BATHROOMS		1	1.00															DEPR	60 % GD 40
# 1/2 BATHS		0	1.00															RCNLD	\$126,000
TOT FIXTURES		3	\$2,508																
# UNITS		1	1.00																