

Key: 7269

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.949

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GLOVER JOHN L & ELIZABETH H TR 47 WINTERBERRY DR FRANKLIN, MA 02038				71-11-5-0				11 MANCHESTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GLOVER JOHN L & ELIZABETH				08/07/2018	A	100		50141-38			
VOLPE RUTH A				01/25/1995	F	10		13393-12			
DEATH CERTIFICATE J A HOL				03/08/1982	XX	5120-300					

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	%
21-1196	08/26/2021	2	ADDITIONS	225,075	05/02/2022	JD	100	80
21-1196	08/26/2021	2	ADDITIONS	225,075	05/17/2023	JD	100	100

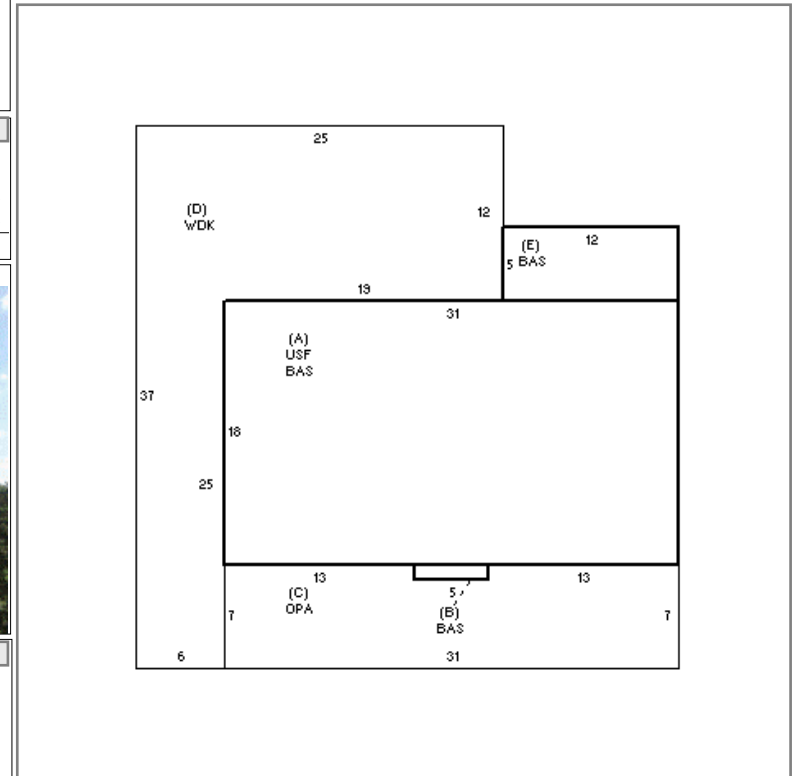
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,356 HUM	1.00	100	1.00	100	1.00	550,000	2.39	100	1.00	R08 1.25	463,280

TOTAL	15,356 SF	ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	463,300	421,200		
Inf1	FACTOR 100		BUILDING	208,500	172,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	671,800	593,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	05/17/2023
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/2/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/17/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	289,621	
NET AREA	1,181	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	563	1920	227.02	127,810	CONDITION ELEM	CD	
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	558	1920	206.45	115,197	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.00	C	OPA	N	OPEN PORCH	212		51.50	10,918	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	450		38.40	17,280	KITCHEN	G	
				FLOOR COVER	2	SOFTWOOD	1.00	E	BAS	L	BASE AREA	60	2023	227.02	13,621	BATHS	A	
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	13	NONE	0.85									ELECT	U	
				FUEL SOURCE	8	NONE	1.00											
CAPACITY																		
STORIES	2	UNITS	1.00														EFF.YR/AGE	1977 / 45
ROOMS	6	ADJ	1.00														COND	28 28 %
BEDROOMS	3		1.00														FUNC	0
BATHROOMS	1		1.00														ECON	0
# 1/2 BATHS	1		1.00														DEPR	28 % GD 72
TOT FIXTURES	6		\$4,795														RCNLD	\$208,500
# UNITS	1		1.00															