

Key: 7291

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.968

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BIVIANO MICHAEL J TR 97 CENTRAL AVE MARSHFIELD, MA 02050				71-14-4-F				97 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIVIANO MICHAEL J TR				01/15/2016	V	875,000	46497-4				
COLLINS ROBERT & LOUISE				05/14/1982	QS	83,000	5148-300				
CHEEVER WALTER G AND HELE				01/01/1941	XX	1793-401					

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	%
16-384	07/12/2016	3	ALTERATIONS	14,000	08/24/2017	SJ	100	100
94-17	01/18/1994	4	DEMO				100	100
94-17	01/18/1994	1	NEW CONST				100	100

LAND


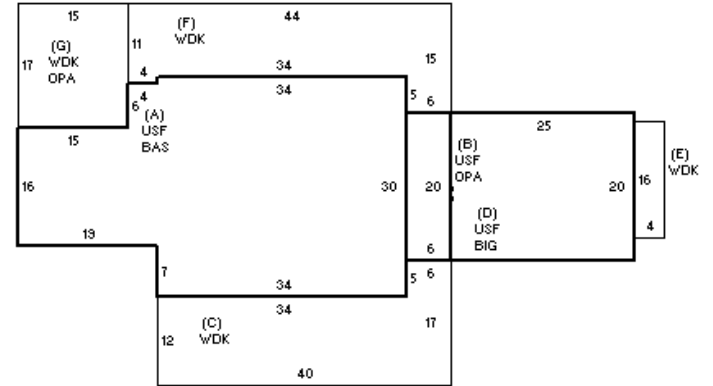
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	32,250 HUM	1.00	100	1.00	100	1.00	638,000	1.21	100	1.00	RF2 1.45	571,730

DETACHED

TOTAL	32,234 SF	ZONING	FRNT	480	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	571,700	519,800
Inf1	FACTOR 100		BUILDING	769,200	663,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,340,900	1,183,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/23/2003

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/13/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/9/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CONV TO COLONIAL

INDING

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	973,617															
NET AREA	3,316	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,348	1994	261.22	352,118																	
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,968	1994	237.55	467,492																	
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	375		72.10	27,038																	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	1,303		53.76	70,049																	
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	500		61.68	30,839																	
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,534.60	11,535																	
				HEATING/COOLING	2	HOT WATER	1.02																									
				FUEL SOURCE	2	GAS	1.00																									
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