

Key: 7376

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.052

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
DIOLORENZO JOSEPH G TRUSTEE PO BOX 114 HUMAROCK, MA 02047		71-7-6-0		44-A CENTRAL AV	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
DIOLORENZO JOSEPH G TRUSTE		09/18/2002	QS	22881-39	
SULLIVAN LAWRENCE & LINDA		07/07/1982	XX	5172-284	
DIOLORENZO GABRIEL N AND L		01/01/1973	QS	25,550	3747-25

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 %
		7	OTHERS		02/14/2019	JD	100 100
		3	ALTERATIONS		03/30/2004	PJB	100 100
		2	ADDITIONS				100 100
		7	OTHERS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,750	HUM 1.00	100	1.00	100	1.00		R08	1.25		469,860

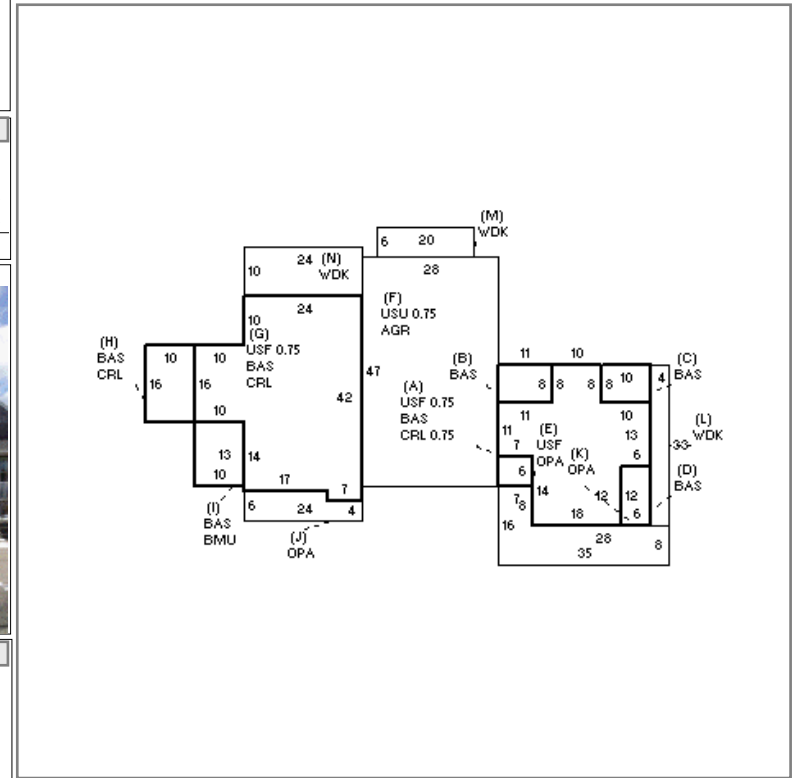
TOTAL	18,731 SF	ZONING	FRNT 140	ASSESSED	LAND 469,900 BUILDING 896,700 DETACHED 0 OTHER 0 TOTAL 1,366,600	CURRENT	427,200 802,700 0 0 1,229,900	PREVIOUS	
Ngh	HUMAROCK	IN-LAW/ACCESSORY DWG.		LAND	469,900	CURRENT	427,200	PREVIOUS	
Inf1	FACTOR 100	IN-LAW/ACCESSORY DWG.		BUILDING	896,700	CURRENT	802,700	PREVIOUS	
Inf2	PHY 100	IN-LAW/ACCESSORY DWG.		DETACHED	0	CURRENT	0	PREVIOUS	
Inf2	PHY 100	IN-LAW/ACCESSORY DWG.		OTHER	0	CURRENT	0	PREVIOUS	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	2/14/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/14/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING



YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,245,478
NET AREA	3,755	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	1,808		10.88	19,680	CONDITION ELEM	CD
\$NLA(RCN)	\$332	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,406	1920	245.17	344,716	EXTERIOR	G
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,349	1920	269.60	633,296	INTERIOR	G
STORIES	1.75	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	508		61.80	31,394	KITCHEN	G
ROOMS	10	1.00		FLOOR COVER	2	SOFTWOOD	1.00	F	AGR	N	ATT GARAGE	1,316		44.72	58,848	BATHS	G
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00	F	USU	N	UPPER STORY UNF	987		108.07	106,667	BATHS	G
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02	I	BMU	N	BSMT UNFINISHED	130		48.75	6,337	HEAT	A
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	492		46.08	22,672	ELECT	A
TOT FIXTURES	10	\$11,981							F21	O	FPL 2S 1OP	1		9,886.80	9,887		
# UNITS	2	1.02															

EFF. YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$896,700