Key: 7401

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,077

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GIOVANUCCI GLEN R & MARYBETH 17 KENNETH ST WEST ROXBURY, MA 02132	72-12-3-0	8 OLIVER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GIOVANUCCI GLEN R & MARYB	12/28/2022	QS	951,000	(134902)
DAVIS SYLVIA I TR	03/04/2022	F	100	(133519)
DAVIS SYLVIA I	08/18/2021	F		(95459)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

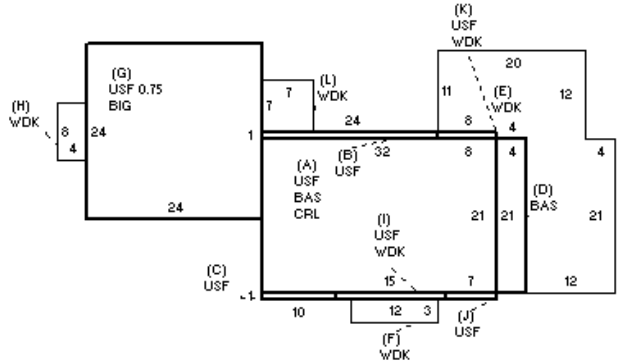
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/01/2022	7	OTHERS		06/12/2023	JD	100	100
05-385	07/12/2005	3	ALTERATIONS				100	100
96-45	02/01/1996	2	ADDITIONS				100	100
95-169	04/04/1995	3	ALTERATIONS				100	100
94-502	12/13/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	HUM 1.00	100 1.00	100 1.00	638,000	2.54	100 1.00	RF2 1.45			535,140

TOTAL	14,400 SF	ZONING		FRNT	184
Ngh	HUMAROCK	NOTE	C/W 2 4F		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	535,100	486,500
BUILDING	316,700	184,000
DETACHED	14,400	12,900
OTHER	0	0
TOTAL	**866,200**	**683,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A 1.00	50 0.50	4X30		120	225.24	13,500
SHF	A 1.00	40 0.60	12X8		96	14.95	900

PHOTO 06/12/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/21/2023	JD
LIST	6/21/2023	EST
REVIEW	3/8/2011	ER

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,924	DETAIL ADJ	1.020
$NLA(RCN)	$229	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	672		11.99	8,060
+	USF	L	UPPER STORY FIN	1,168	1945	188.30	219,934
+	BAS	L	BASE AREA	756	1945	207.06	156,538
+	WDK	N	WOOD DECK	624		38.40	23,962
G	BIG	N	BUILT-IN GARAGE	576		43.50	25,055
	ODS	O	OUT DOOR SHOWER	1		1,369.00	1,369

TOTAL RCN 439,814

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE 1977 / 45

COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72

RCNLD $316,700