

Key: 7488

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.162

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIANGRANDE DONNA M & CARA A 35 AMBLE RD CHELMSFORD, MA 01824				72-3-6-0				20 HARVARD ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIANGRANDE DONNA M & CARA				09/25/1995	A	112,000	(88608)				
ANDERSON ELMER A AND DORI				01/01/1945	XX		(C00008873)				
ANDERSON ELMER & DORIS I				01/01/1945	XX		8873-0				

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	%
22-0721	07/05/2022	3	ALTERATIONS	23,000	06/02/2023	NC	100	100
02-252	05/16/2002	7	OTHERS		09/13/2010	SJ	100	100
95-692	11/01/1995	2	ADDITIONS				100	100
		3	ALTERATIONS				100	100

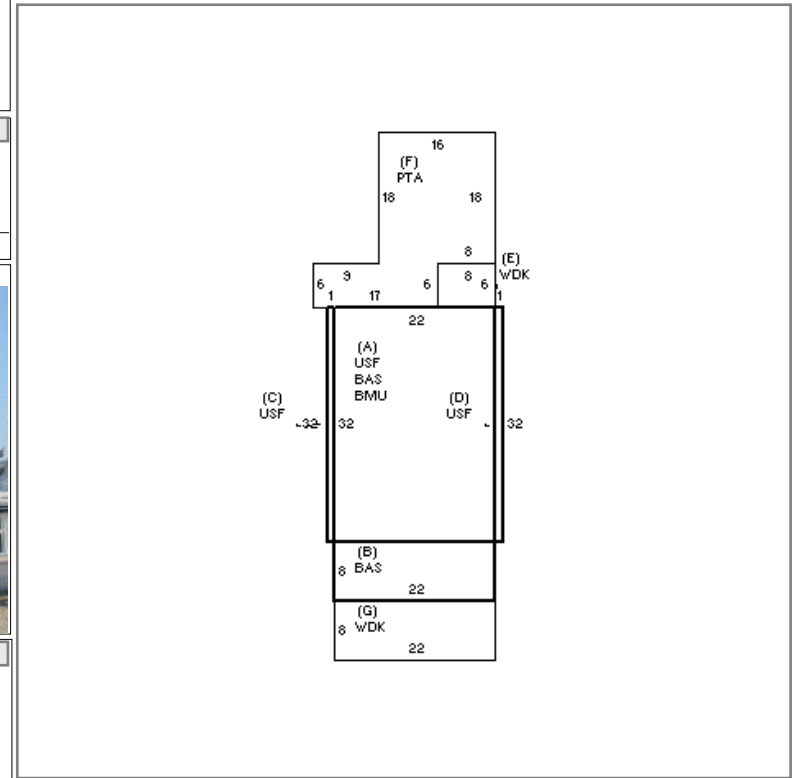
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200	HUM 1.00	100	1.00	550,000	3.21	100	1.00	R08	1.25	454,350

TOTAL	11,200 SF	ZONING	FRNT	340	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	454,400	413,000
Inf1	FACTOR 100		BUILDING	285,200	245,100		
Inf2	PHY 100		DETACHED	900	0		
			OTHER	0	0		
					TOTAL	740,500	658,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8X10		80	15.97	900



BLDG COMMENTS
incorrect story height/corrected for FY 2011



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2010	SJ
MODEL	1		RESIDENTIAL	LIST	9/13/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/5/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,648	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	704		52.84	37,196
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	880	1950	215.82	189,923
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	768	1950	196.27	150,733
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	224		38.40	8,602
				FLOOR COVER	14	COMB	1.00	F	PTA	N	PATIO	390		14.90	5,811
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,382.00	1,382
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	396,119	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	U
		ELECT	U
EFF.YR/AGE		1977 / 45	
COND	28	28 %	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	\$285,200		