Key: 7581

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JODICE PAUL A & MARY E TRS, S/O JODICE PAUL JR, MCGREAL EL C/O PAUL JODICE JR 590 FLINTLOCK RD SOUTHPORT, CT 06890	72-8-3-0	18 OLIVER ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JODICE PAUL JR, MCGREAL E	03/27/2023	V	1	(102477)
JODICE PAUL A & MARY E TR	04/25/2022	V	1	(102477)
JODICE PAUL A & MARY E TR	01/20/2012	F	1	(102477)

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

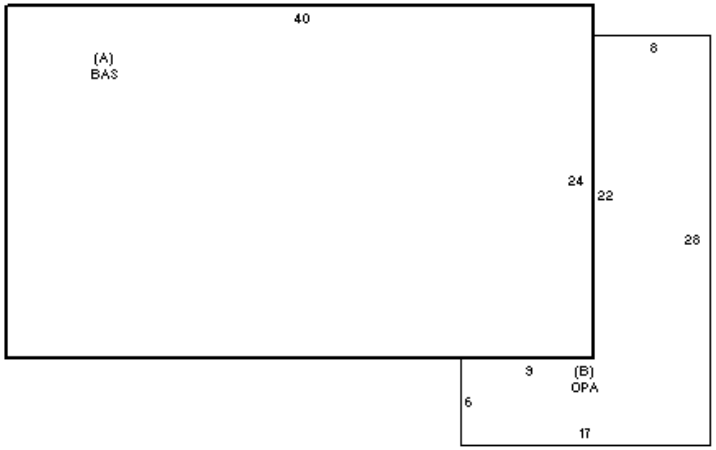
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/01/2022	7	OTHERS		06/14/2023	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400	HUM 1.00	100 1.00	100 1.00	550,000	5.46	100 1.00	R08 1.25			441,590

TOTAL	6,403 SF	ZONING		FRNT	87
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	441,600	401,500
BUILDING	107,500	55,800
DETACHED	900	200
OTHER	0	0
TOTAL	**550,000**	**457,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	40 0.60	12X8	1975	96	14.95	900

PHOTO 06/14/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2023	JD
LIST	6/14/2023	EST
REVIEW	3/7/2011	ER

BLDG COMMENTS

FY12 FR- COTT TO RANCH

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	960	DETAIL ADJ	0.722
$NLA(RCN)	$200	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,733
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	960	1945	174.57	167,588
B	OPA	N	OPEN PORCH	278		51.50	14,317
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		969.00	969

TOTAL RCN	191,888

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

EFF.YR/AGE	1963 / 59	
COND	44	44 %
FUNC	0	
ECON	0	
DEPR	44	% GD 56
RCNLD		$107,500