

Key: 7761

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.427

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GIOVANUCCI CHRISTOPHER V & KIMBERLY PO BOX 33 HANOVER, MA 02339				73-12-2-0				9 FRANKLIN ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GIOVANUCCI CHRISTOPHER V				12/23/2022	F	100	(134887)
				GIOVANUCCI CHRISTOPHER V				10/03/2011	F	1	(116571)
GIOVANUCCI CHRISTOPHER V				03/10/2009	F		(113064)				

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	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING		FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	429,100	390,100			
Inf1	FACTOR 100		BUILDING	98,900	93,800			
Inf2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
			TOTAL	528,500	484,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	12/14/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/14/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	616	DETAIL ADJ	0.708
\$NLA(RCN)	\$233	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	\$1,699	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	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	616	1950	201.63	124,205
+	WDK	N	WOOD DECK	264		38.40	10,138
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	143,323
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$98,900

