

Key: 7762

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.428

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CURRENT OWNER				PARCEL ID				LOCATION			
GIOVANUCCI CHRISTOPHER V & KIMBERLY PO BOX 33 HANOVER, MA 02339				73-12-3-0				11 FRANKLIN ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIOVANUCCI CHRISTOPHER V				12/28/2022	A	510,000		(134900)			
GIOVANUCCI GLEN R & MARYB				10/10/2008	QS	350,000		(112572)			
CROWLEY JAMES J				01/01/1978	QS			(58368)			

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	%
11-431	07/15/2011	3	ALTERATIONS	15,000	09/06/2012	SJ	100	100

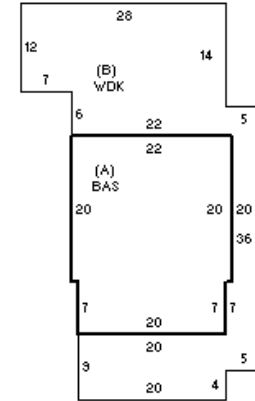
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,200	HUM 1.00	100	1.00	100	1.00	550,000	10.62	100	1.00	R08 1.25	429,110

TOTAL	3,180 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E			LAND	429,100	390,100
Inf1	FACTOR 100		BUILDING	116,800	114,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	545,900	504,600

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	6/12/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2023	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%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	182,455			
NET AREA	580	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	580	1940	243.55	141,260	CONDITION ELEM CD				
\$NLA(RCN)	\$315	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	WDK	N	WOOD DECK	802		38.40	30,797	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00		ODS	O	OUT DOOR SHOWER	1		1,118.00	1,118	KITCHEN	A			
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	A			
				INT FINISH	1	PLASTER	1.00									HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	1968 / 54	
																		COND	36 36 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	36 % GD 64	
																		RCNLD	\$116,800	