

Key: 10947

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.462

LEGAL

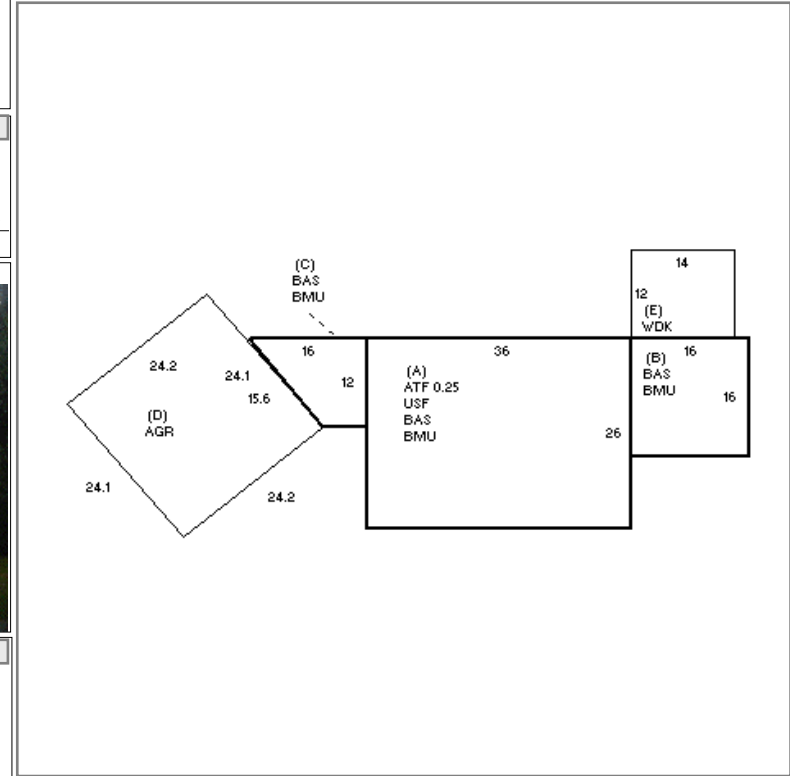
CURRENT OWNER				PARCEL ID				LOCATION				
GILLAN ALAN F & ALICE 47 HICKORY LN SCITUATE, MA 02066				34-31-27-U				47 HICKORY LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GILLAN ALAN F & ALICE				04/20/1999	QS	402,000	17365-173					
BONIFIELD STEPHEN R & LAU				07/02/1996	QS	315,000	14484-170					
JOHN TEDESCHI CUSTOM HOME				01/18/1995	QS	90,000	13379-262					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,589	OS 1.00	100	1.00	528,000	1.49	100	1.00	R05	1.20	462,680

LAND

TOTAL	25,589 SF	ZONING	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	462,700	420,600
Inf1	FACTOR 100		BUILDING	490,400	454,300		
Inf2	PHY 100		DETACHED	26,100	24,800		
			OTHER	0	0		
					TOTAL	979,200	899,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	10 0.90	2013	864	33.56	26,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2013
MODEL	1		RESIDENTIAL	LIST	11/2/2007
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011
QUALITY	+	1.10	AVG +/GOOD - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS

LOADING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	620,766		
NET AREA	2,494	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,324		48.25	63,889				
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,324	1995	217.83	288,410				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1995	198.10	185,417				
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	234	1995	140.74	32,934				
				FLOOR COVER	13	COMB	1.00	D	AGR	N	ATT GARAGE	582		46.81	27,245				
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	168		42.24	7,096				
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O		FIREPLACE	1		8,594.30	8,594				
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	21 % GD 79
																		RCNLD	\$490,400