

Key: 10994

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.518

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIBSON LEAH P 872 C J CUSHING WAY SCITUATE, MA 02066				19-1-6-F1				872 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIBSON LEAH P				07/31/2015	QS	581,500	45869-308				
STONE CHRISTOPHER & HARMO				06/24/1998	XX		16326-142				
STONE CHRISTOPHER W				07/17/1995	P	75,000	13698-200				

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	%
22-0321	03/28/2022	2	ADDITIONS	125,000	06/21/2022	JD	100	50
22-0321	03/28/2022	2	ADDITIONS	125,000	11/29/2022	JD	100	100
95-357	06/26/1995	6	CYCL GROWTH		05/12/2014		100	100
3-387	07/08/1987	7	OTHERS				100	100

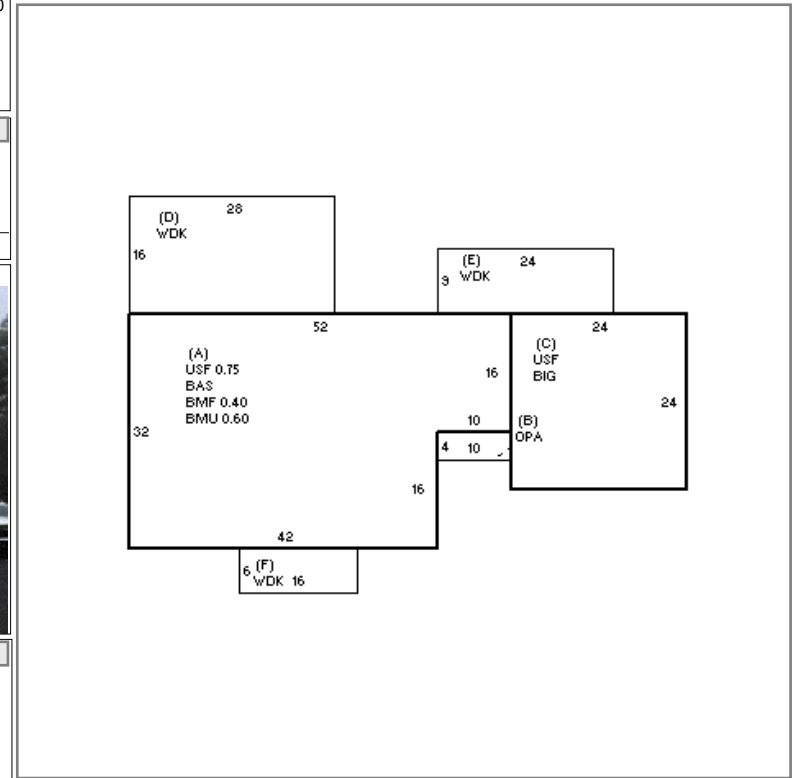
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R01	0.85	343,430
300	A	1.102	WS 1.00	100	1.00	16,830	1.00	100	1.00	R01	0.85	18,550

TOTAL	2.020 Acres		ZONING	FRNT	158	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	362,000	310,600
Infl1	FACTOR 100			BUILDING	747,700	553,200		
Infl2	PHY 100			DETACHED	18,300	17,400		
				OTHER	0	0		
				TOTAL		1,128,000	881,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	20 0.80 32X16	2003	512	44.73	18,300



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	11/29/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	3,208	DETAIL ADJ	1.122
\$NLA(RCN)	\$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	\$11,848
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	902		46.91	42,315
A	BMF	N	BSMT FINISH-SEP	602		65.86	39,645
A	BAS	L	BASE AREA	1,504	1996	231.55	348,252
+	USF	L	UPPER STORY FIN	1,704	1996	210.57	358,812
B	OPA	N	OPEN PORCH	40		56.65	2,266
C	BIG	N	BUILT-IN GARAGE	576		52.63	30,316
+	WDK	N	WOOD DECK	760		42.24	32,102
F22	O		FPL 2S 2OP	1		12,435.50	12,436
ODS	O		OUT DOOR SHOWER	1		1,655.50	1,656

TOTAL RCN	879,648	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	

EFF.YR/AGE	2007 / 15	
COND	15	15%
FUNC	0	
ECON	0	
DEPR	15	% GD 85

RCNLD	\$747,700
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