

Key: 11205

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.659

LEGAL

LAND

DETAILED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
GUTERL STEVEN F & KELLY REGAN 28 MEETING HOUSE LN SCITUATE, MA 02066				55-4-4-A				28 MEETING HOUSE LN			
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)	
GUTERL STEVEN F & KELLY R				06/11/2021		O		1,585,000		55128-11	
TIBBETTS EDWARD C & SARAH				10/13/2006		QS		1,200,000		33507-323	
MORIN DAVID P & ELLEN L				11/12/1997		QS		690,000		15639-297	

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	%
22-0798	07/25/2022	3	ALTERATIONS	100,000	07/27/2022	JD	100	80
22-0798	07/25/2022	3	ALTERATIONS	100,000	05/19/2023	NC	100	100
		7	OTHERS		04/06/2021	JD	100	100
		6	CYCL GROWTH		08/27/2012		100	100
99-170	05/03/1999	3	ALTERATIONS				100	100

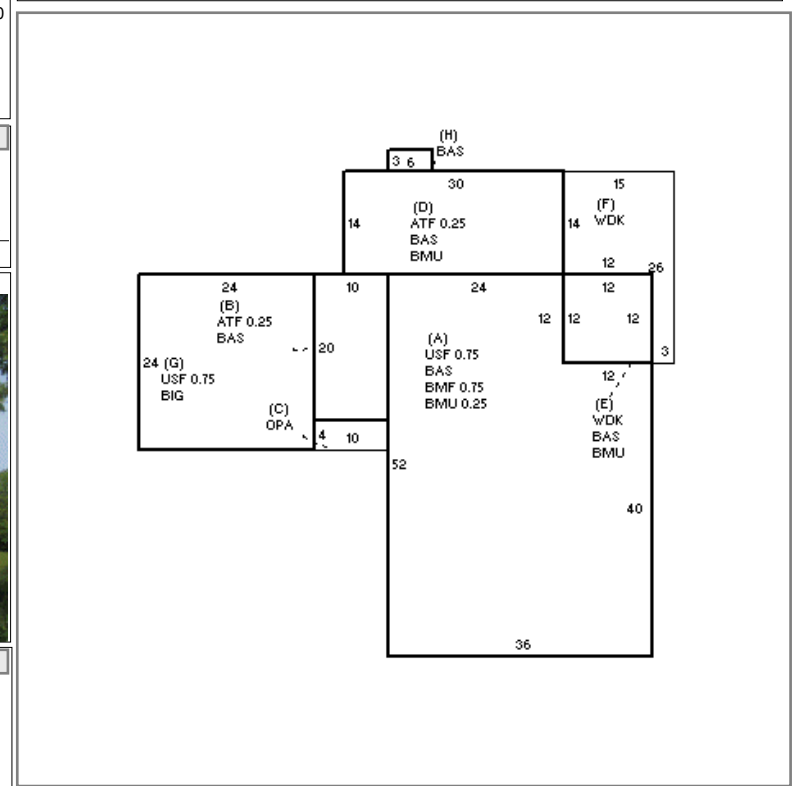
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	100	1.00	704,000	1.00	100	1.00	646,460
300	A	0.093	HBR 1.00	100	1.00	100	1.00	31,680	1.00	100	1.00	2,950

TOTAL	1.011 Acres		ZONING	FRNT	170	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE			LAND	649,400	553,600
Inf1	FACTOR 100			LAND	1,471,100	972,200		
Inf2	PHY 100			BUILDING	32,000	30,400		
				OTHER	0	0		
				TOTAL	2,152,500	1,556,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90	20 X 42	840	40.46	30,600
SHF	G	1.20	10 0.90	10 X 8	80	19.16	1,400



BLDG COMMENTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/28/2023	MR
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	4,393	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	996		55.40	55,182
\$NLA(RCN)	\$335	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	1,296		77.78	100,797
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,728	1998	261.50	451,879
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,492	1998	287.56	716,597
				FLOOR COVER	13	COMB	1.00	+	ATF	L	ATTIC FINISH	155	1998	185.79	28,798
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	40		72.10	2,884
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	390		53.76	20,966
				FUEL SOURCE	2	GAS	1.00	G	BIG	N	BUILT-IN GARAGE	576		67.64	38,962
								H	BAS	L	BASE AREA	18	2022	287.54	5,176
									F21	O	FPL 2S IOP	1		11,534.60	11,535
									FPL	O	FIREPLACE	2		10,937.50	21,875
									GEN	O	GENERATOR	1		0.00	

TOTAL RCN	1,471,148
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$1,471,100