

Key: 1369

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.317

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GAVIN MICHAEL J JR & JESSICA E 54 BORDER ST SCITUATE, MA 02066				6-1-9-B				54 BORDER ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GAVIN MICHAEL J JR & JESS				03/01/2018	QS	1,370,000	49551-46					
BROWN CAROLE STECKMAN TR				10/26/2017	F	1	49097-134					
BROWN G.STEPHEN & CAROLE				05/15/2009	O	1,250,000	37204-92					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS	1.00	100	514,800	1.00	90	0.90	R06	1.30	472,730
300	A	3.032	NS	1.00	100	25,740	1.00	100	1.00	R06	1.30	78,040

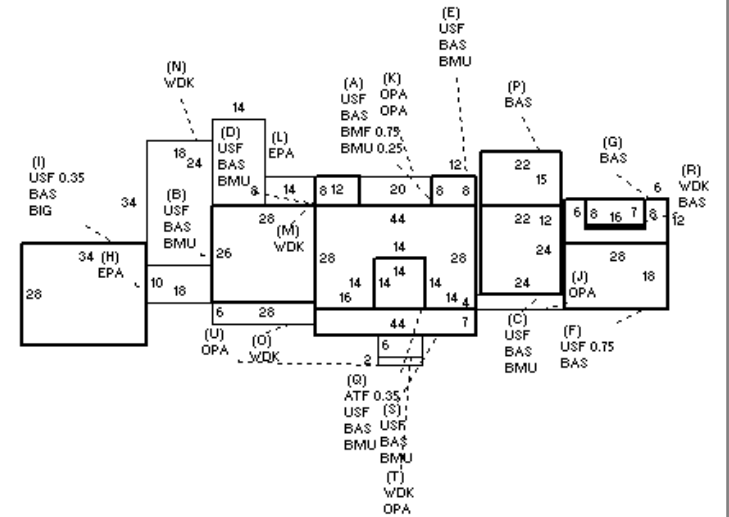
TOTAL	3.950 Acres	ZONING	INFL 3 SHAPE	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	550,800	552,400		
Inf1	FACTOR 100			BUILDING	2,001,900	1,782,400		
Inf2	PHY 100			DETACHED	55,700	52,900		
				OTHER	0	0		
				TOTAL	2,608,400	2,387,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.50	10 0.90 40 X 20	2019	800	50.96	36,700
JAC	V	1.50	10 0.90 8 X 8	2019	1	8,204.40	7,400
PTD	V	1.50	10 0.90	2019	1,000	10.19	9,200
SHF	A	1.00	30 0.70 16 X 19		304	11.44	2,400



BLDG COMMENTS
INLAW APT
OTHER FIX=STEAM ROOM

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 %
19-528	07/18/2019	3	ALTERATIONS	42,500	01/08/2020	JD	100 100
18-509	08/07/2019	2	ADDITIONS	55,000	06/12/2019	JD	100 100
09-343	08/03/2009	2	ADDITIONS	26,100	06/21/2010	SJ	100 100
05-508	08/16/2005	3	ALTERATIONS	22,000			100 100
		6	CYCL GROWTH		09/26/2004		100 100



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/8/2010	JD
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,336,574	
NET AREA	8,862	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,211		68.73	151,967	CONDITION ELEM	CD	
\$NLA(RCN)	\$377	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	777		96.49	74,970	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	3,699	1966	294.27	1,088,494	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	4,764	1966	323.59	1,541,565	KITCHEN	G		
ROOMS	16	1.00	FLOOR COVER	24	COMB	1.00	+	EPA	N	ENCLOSED PORCH	516		162.36	83,777	BATHS	G		
BEDROOMS	6	1.00	INT FINISH	2	DRYWALL	1.00	I	BIG	N	BUILT-IN GARAGE	952		72.73	69,241	BATHS	G		
BATHROOMS	5	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	+	OPA	N	OPEN PORCH	512		92.70	47,462	HEAT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	1,076		69.12	74,372	ELECT	A		
TOT FIXTURES	18	\$26,957					P	BAS	L	BASE AREA	330	2010	323.59	106,783				
# UNITS	1	1.00					Q	ATF	L	ATTIC FINISH	69	1966	209.06	14,425	EFF.YR/AGE	1988 / 34		
							F21	O	FPL 2S 1OP	2			14,829.30	29,659	COND	25 25 %		
							KIT	O	XTRA KITCHEN	1			11,725.20	11,725	FUNC	15 Size		
							SNA	O	SAUNA	1			15,175.80	15,176	ECON	0		
															DEPR	40 % GD	60	
															RCNLD		\$2,001,900	