

Key: 1895

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.822

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GILLIGAN ANN B 49 PHEASANT HILL DRIVE SCITUATE, MA 02066				31-1-50-B				49 PHEASANT HILL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GILLIGAN ANN B				01/01/1970	QS		(43854)				
MULLEN JOSEPH L AND RUTH				01/01/1965	XX		(C00035808)				
LAUGHLIN PAUL S				01/01/1964	XX		(C00033443)				

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 %

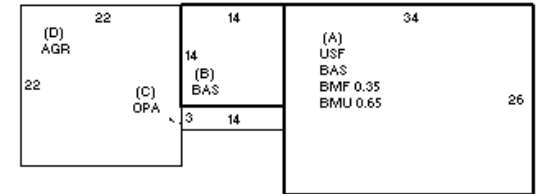
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.242	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	4,790

TOTAL	1.160 Acres	ZONING	FRNT	173	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	408,800	371,900
Inf1	FACTOR 100		BUILDING	393,700	364,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	802,500	736,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/16/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/20/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/24/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
OTHER FIX=SINK  
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW.

G

YEAR BLT	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	532,045																								
NET AREA	1,964	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	575		53.81	30,942																										
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	309		75.54	23,342																										
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	884	1964	206.27	182,342																										
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,080	1964	226.82	244,966																										
				FLOOR COVER	99	N/A	1.00	C	OPA	N	OPEN PORCH	42		56.65	2,379																										
				INT FINISH	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		48.90	23,667																										
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	2		9,062.35	18,125																										
				FUEL SOURCE	99	N/A	1.00																																		
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