

Key: 2391

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.303

LEGAL

LAND

DETACHED

BUILDING

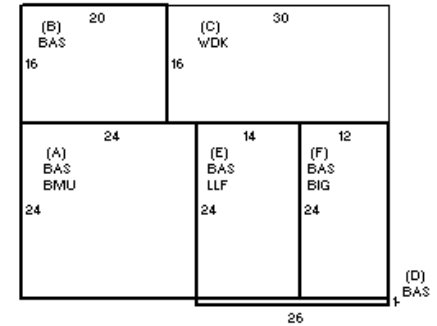
CURRENT OWNER				PARCEL ID				LOCATION			
GABRIEL PIERRE J & GAIL H 27 ROSA'S LN SCITUATE, MA 02066				27-1-19-N				27 ROSA'S LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GABRIEL PIERRE J & GAIL H				08/05/2014	QS	430,000	44608-3				
CLAPP WILLIAM E & HELEN E				04/17/1986	QS	165,200	6710-199				
SOLOMON GARY S AND DONNA				12/12/1980	XX		4926-342				

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	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC 1.00	100	1.00	396,000	1.87	100	1.00	R04	0.90	339,960

TOTAL	20,000 SF	ZONING	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Infl1	FACTOR 100		BUILDING	336,600	299,400		
Infl2	PHY 100		DETACHED	600	500		
			OTHER	0	0		
			TOTAL	677,200	626,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600



BUILDING	CD	ADJ	DESC	MEASURE	4/10/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	454,927		
NET AREA	1,882	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	576		57.09	32,882	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,546	1962	207.92	321,445	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	480		38.40	18,432	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	E	LLF	L	LOWER LEVEL FIN	336	1962	143.41	48,187	KITCHEN			
				FLOOR COVER	99	N/A	1.00	F	BIG	N	BUILT-IN GARAGE	288		53.26	15,339	BATHS			
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 1OP	2		7,281.00	14,582	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES	1	1.00																COND	26 26 %
ROOMS	8	1.00																FUNC	0
BEDROOMS	3	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	26 % GD 74
# 1/2 BATHS	1	1.00																RCNLD	\$336,600
TOT FIXTURES	5	\$4,080																	
# UNITS	1	1.00																	