

Key: 3424

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.304

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DUNBAR ROBERT N JR & DIANE M S/O HELLE STEVEN D. & MEGHAN A 91 GILSON ROAD SCITUATE, MA 02066				28-22-2-E				352 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HELLE STEVEN D. & MEGHAN				06/26/2023	QS	700,000	58038-158				
DUNBAR ROBERT N JR & DIAN				12/01/2005	F	1	31829-342				
DUNBAR DIANE M				07/02/1993	H	1	12008-346				

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	%
89-271	06/01/1989	3	ALTERATIONS				100	100

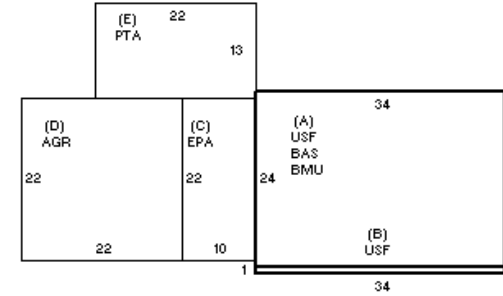
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,800	SC 1.00	100	1.00	100	1.00	396,000	1.80	100	1.00	R02 0.90	341,010

TOTAL	20,800 SF	ZONING	NO	FRNT	257	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND		341,000	327,200	
Inf1	FACTOR 100			BUILDING		318,800	294,600	
Inf2	PHY 100			DETACHED		700	600	
				OTHER		0	0	
				TOTAL		660,500	622,400	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		600	1.10	700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2010	PL
MODEL	1		RESIDENTIAL	LIST REVIEW	4/7/2011	KT
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,751		
NET AREA	1,666	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949	CONDITION ELEM	CD		
\$NLA(RCN)	\$259	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1960	208.90	170,465	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	850	1960	189.97	161,478	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	220		90.20	19,844	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	484		44.45	21,515	BATHS			
				INT FINISH	99	N/A	1.00	E	PTA	N	PATIO	286		14.90	4,261	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$318,800