

Key: 4020

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.838

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GILL MAUREEN TR 43 JAMES WAY SCITUATE, MA 02066				38-5-26-B				43 JAMES WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GILL MAUREEN TR				10/04/2018	F		1 (94035)				
GILL JOHN F TRUSTEE				09/01/1998	QS		(94035)				
CAMPBELL DAVID F & THERES				01/01/1975	XX		(C00053974)				

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	%
06-096	03/04/2006	3	ALTERATIONS	51,000	07/19/2006	SJ	100	100
		6	CYCL GROWTH				100	100

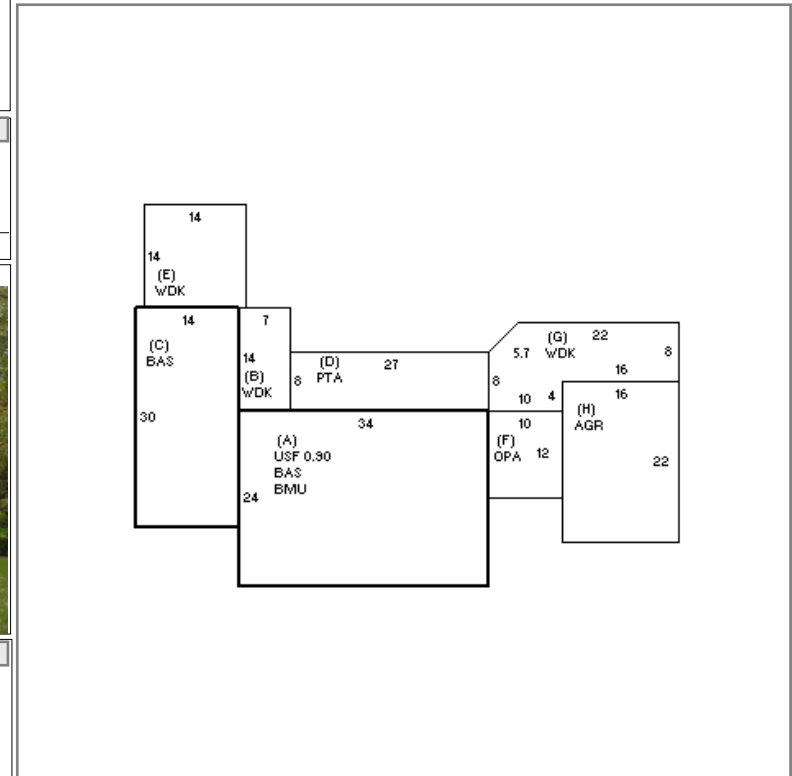
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,701	SC 1.00	100	1.00	396,000	2.34	100	1.00	R03	0.90	334,060

TOTAL	15,701 SF	ZONING		FRNT	139	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	334,100	320,600		
Inf1	FACTOR 100		BUILDING	371,500	348,400			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	705,600	669,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/13/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	FY12 FR-G TO AVE
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YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	495,275
NET AREA	1,970	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		50.18	40,949		
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	734	1962	187.52	137,638		
CAPACITY			UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00	+	WDK	N	WOOD DECK		38.40	20,506		
STORIES	1.9	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,236	1962	206.20	254,864			
ROOMS	8	1.00	FLOOR COVER	34	COMB	1.00	D	PTA	N	PATIO	216		14.90	3,218			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	120		51.50	6,180			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	H	AGR	N	ATT GARAGE	352		48.73	17,153			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239			
TOT FIXTURES	8	\$6,528															
# UNITS	1	1.00															
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$371,500