Key: 4072

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,890

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GILL PATRICIA A TR & FLAHERTY MARK W TR 18 JAMES WAY SCITUATE, MA 02066	38-9-1-0	18 JAMES WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GILL PATRICIA A TR &	11/24/2014	F	100	(121285)
FLAHERTY ELIZABETH W	07/30/2003	A		(103774)
GLAVIN CATHERINE ETAL	12/29/1989	QS		(C#7956)

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	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,546	SC 1.00	100 1.00	100 1.00	396,000	2.89	100 1.00	R03 0.90			329,320

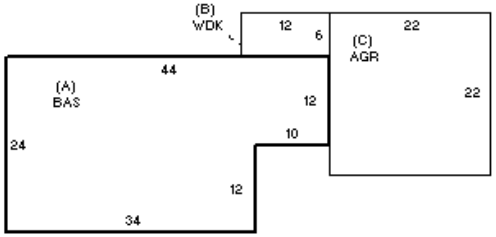
TOTAL	12,546 SF	ZONING		FRNT	215
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	329,300	316,000
BUILDING	152,700	137,700
DETACHED	0	0
OTHER	0	0
TOTAL	**482,000**	**453,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/27/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/28/2009	PL
LIST	5/28/2009	EST
REVIEW	4/5/2011	ER

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	936	DETAIL ADJ	0.823
$NLA(RCN)	$236	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$1,975
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	936	1956	200.55	187,717
B	WDK	N	WOOD DECK	72		38.40	2,765
C	AGR	N	ATT GARAGE	484		44.45	21,515
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	221,253
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$152,700