

Key: 4306

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.077

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GILL ERIC J 12 TENTH AV SCITUATE, MA 02066				39-5-12-0				12 TENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GILL ERIC J				08/31/2009	QS	235,000	(113706)				
LUCAS MARIE				01/05/2004	F		(104736)				
LUCAS MARIE E				08/31/1987	QS	142,000	75810-N/A				

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	%
23-0637	07/21/2023	3	ALTERATIONS	17,169				0
19-296	05/01/2019	3	ALTERATIONS	2,400	08/01/2019	JD	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,500	OS	1.00	100	1.00	100	1.00	R08	1.00		350,890

DETACHED

TOTAL	5,500 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	350,900	319,000
Inf1	FACTOR 100		BUILDING	123,200	109,600		
Inf2	PHY 100		DETACHED	700	600		
			OTHER	0	0		
			TOTAL	474,800	429,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	60 0.40	12 X 10		120	13.93	700

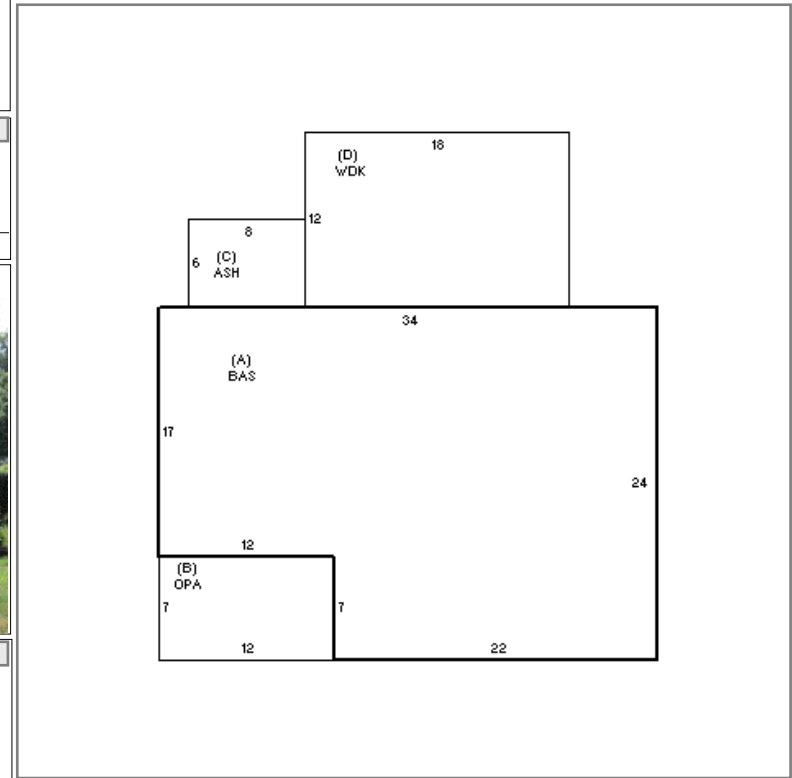
PHOTO 08/01/2019

BUILDING	CD	ADJ	DESC	MEASURE	8/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/1/2019	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Outside Shower

BUILDING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	192,448
NET AREA	732	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	732	1951	230.46	168,700		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	OPA	N	OPEN PORCH	84		51.50	4,326		
				ROOF SHAPE	1	GABLE	1.00	C	ASH	N	ATT SHED	48		22.35	1,073		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	216		38.40	8,294		
				FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP		1		7,281.00	7,281		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										



CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$123,200