Key: 4771

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,523

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAMMON KAREN A 5 SPAULDING AVENUE SCITUATE, MA 02066	40-3-11-0	5 SPAULDING AV

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAMMON KAREN A	11/13/1995	F	1	(88835)
GAMMON KAREN A & LESTER	08/06/1982	XX		66473-0
KNAPP JAMES W AND LOUISE	01/01/1964	XX		(C00033683)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

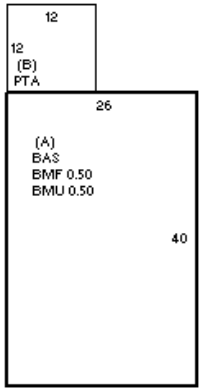
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,612	OS 1.00	100 1.00	100 1.00	440,000	6.20	100 1.00	R08 1.00			351,200

TOTAL	5,619 SF	ZONING		FRNT	44
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	351,200	319,300
BUILDING	193,300	174,600
DETACHED	500	500
OTHER	0	0
TOTAL	**545,000**	**494,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			40	17.03	500

PHOTO 10/20/2003

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	10/5/2010	PL
LIST	10/5/2010	EST
REVIEW	3/30/2011	ER

YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.850
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	520		46.65	24,256
A	BMF	N	BSMT FINISH-SEP	520		65.48	34,051
A	BAS	L	BASE AREA	1,040	1952	200.32	208,336
B	PTA	N	PATIO	144		14.90	2,146
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	280,150
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		$193,300