

Key: 4807

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.559

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ELLEDGE SHEILA M & CARL E 40 GATES CIRCLE SCITUATE, MA 02066				44-2-2-F				40 GATES CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ELLEDGE SHEILA M & CARL E				05/01/1987	QS	7661-225		4610-311			
ELLEDGE SHEILA M				02/02/1979	XX	3937-7					
ELLEDGE CARL E AND SHEILA				01/01/1974	XX						

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	%
08-284	07/01/2008	2	ADDITIONS	177,927	08/03/2009	SJ	100	100
04-713	10/28/2004	3	ALTERATIONS	5,931	07/05/2005	SJ	100	100
04-42	01/27/2004	3	ALTERATIONS	5,350	08/10/2004	SJ	100	100

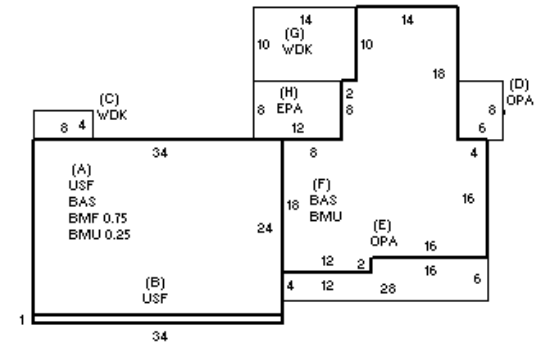
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,315	SC	1.00	100	1.00	100	1.00	R04	0.90		340,370

TOTAL	20,299 SF	ZONING	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,400	326,600		
Inf1	FACTOR 100		BUILDING	449,000	415,300		
Inf2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
			TOTAL	789,500	742,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		10	17.03	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/3/2009	SJ
MODEL	1		RESIDENTIAL	LIST	10/15/2001	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR-G TO AVE

LOADING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	583,107
NET AREA	2,406	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	944		42.35	39,981		
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	612		59.45	36,386		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1960	199.11	162,470		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	850	1960	181.06	153,905		
				FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	172		38.40	6,605		
				INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	192		51.50	9,888		
				HEATING/COOLING	2	HOT WATER	1.02	F	BAS	L	BASE AREA	740	2008	199.11	147,338		
				FUEL SOURCE	2	GAS	1.00	H	EPA	N	ENCLOSED PORCH	96		90.20	8,659		
									F21	O	FPL 2S 1OP	1		8,239.00	8,239		
									GFP	O	GAS FIREPLACE	1		5,556.00	5,556		
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$449,000