

Key: 5509

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.240

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GINO WILLIAM 19 DAMON RD SCITUATE, MA 02066				46-11-6-0				19 DAMON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GINO WILLIAM				06/04/2020	QS	892,450	(130261)				
19 DAMON ROAD LLC				03/15/2019	O	457,000	(128233)				
ALLEN DAVID P & VIRGINIA				10/24/1994	F	100	(87184)				

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	%
19-368	05/20/2019	2	ADDITIONS	62,000	08/15/2019	JD	100	60
19-368	05/20/2019	2	ADDITIONS	62,000	07/17/2020	JD	100	100
07-613	10/01/2007	3	ALTERATIONS	13,400	07/22/2008	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R08 1.00	361,190

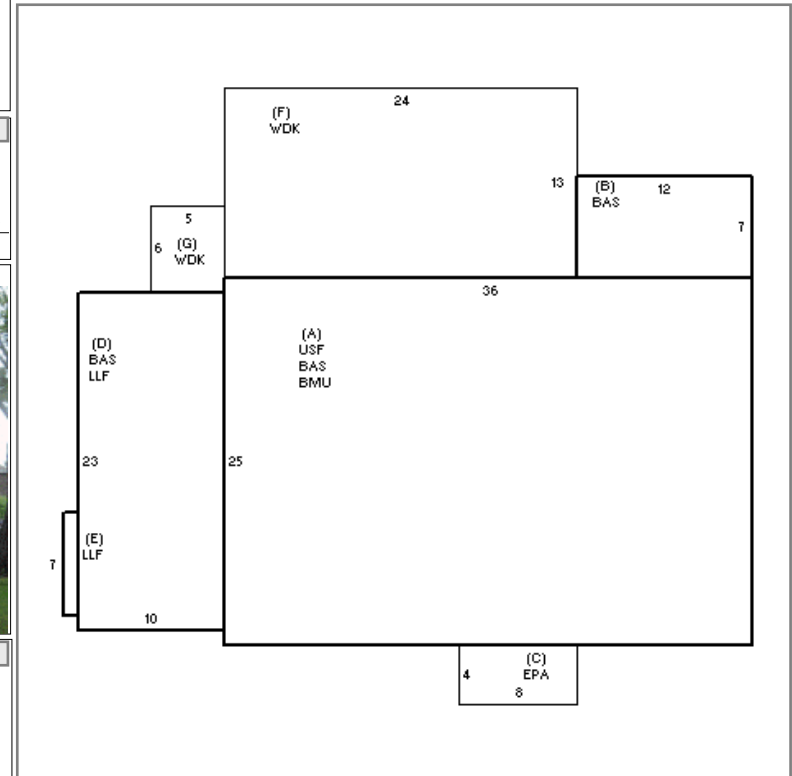
TOTAL	10,000 SF	ZONING	FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	716,500	637,900		
Inf2	PHY 100		DETACHED	42,100	39,300		
			OTHER	0	0		
TOTAL				1,119,800	1,005,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 GAR/ADDN 22X	1930	484	55.71	24,300
S/V	G	1.20	10 0.90 STUDIO 18 X		15,000	1.32	17,800



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/15/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/17/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	738,686
NET AREA	2,351	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	900		58.40	52,561	CONDITION ELEM	CD
\$NLA(RCN)	\$314	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	900	1930	264.43	237,984	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	984	1930	290.77	286,120	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	32		108.23	3,463	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	+	LLF	L	LOWER LEVEL FIN	237	2019	200.56	47,533	BATHS	V
				INT FINISH	1	PLASTER	1.00	D	BAS	L	BASE AREA	230	2019	290.77	66,877	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	342		46.08	15,760	ELECT	U
				FUEL SOURCE	2	GAS	1.00	WDK	N	WOOD DECK	144		46.08	6,636			
								F21	O	FPL 2S 1OP	1		9,886.80	9,887			
								GEN	O	GENERATOR	1		0.00				
																EFF.YR/AGE	2019 / 3
																COND	3 3 %
																FUNC	0
																ECON	0
																DEPR	3 % GD 97
																RCNLD	\$716,500