

Key: 5823

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.549

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GIBBS VIKI MARIE TR 43-REAR FIRST PARISH RD SCITUATE, MA 02066				50-10-6-0				43-REAR FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GIBBS VIKI MARIE TR				01/17/2013	F	1 42557-123		1 42557-123			
LAYTON SARAH A				10/12/2010	F	1 39102-318		1 39102-318			
LAYTON SARAH & GIBBS VIKI				01/27/2003	F	100 24045-150		100 24045-150			

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	%
08-564	11/10/2008	2	ADDITIONS	65,000	08/11/2009	SJ	100	100
03-019	01/31/2003	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100
		7	OTHERS				100	100

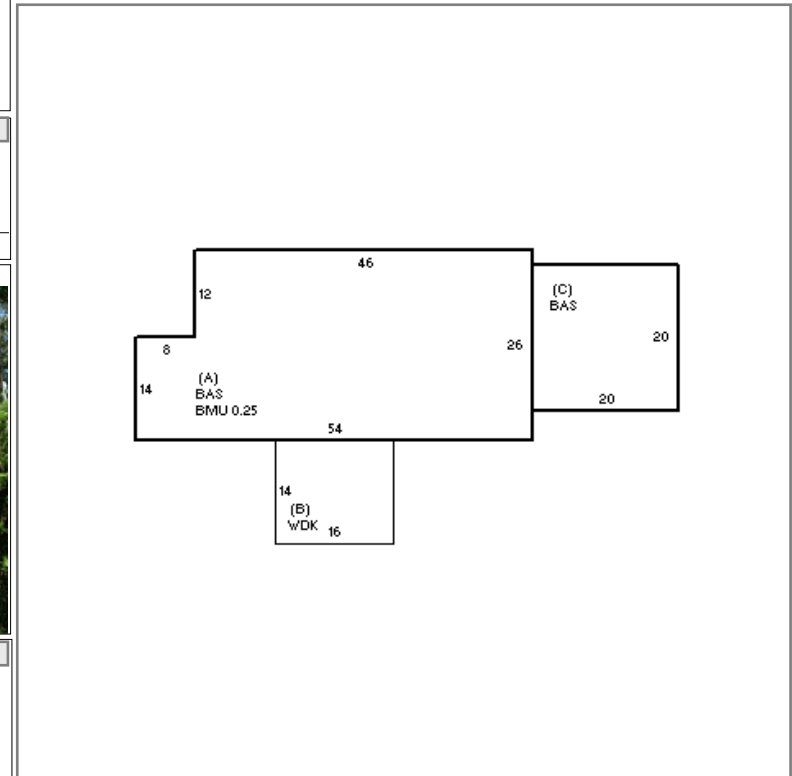
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,961	HBR 1.00	100	1.00	100	1.00	616,000	2.80	100	1.00	R02 1.40	513,280

TOTAL	12,961 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	513,300	433,300
Inf1	FACTOR 100		BUILDING	261,400	235,700		
Inf2	PHY 100		DETACHED	1,200	1,200		
			OTHER	0	0		
					<b>TOTAL</b>	<b>775,900</b>	<b>670,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/11/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/22/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- GOOD TO AVG

LOADING

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	348,485
NET AREA	1,708	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	327		63.15	20,650		
\$NLA(RCN)	\$204	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,308	1955	180.20	235,708		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	224		38.40	8,602		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	400	2009	180.21	72,082		
				FLOOR COVER	2	SOFTWOOD	1.00	F11	O	FPL 1S 10P	1		7,281.00	7,281			
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1990 / 32
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$261,400