

Key: 6400

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.103

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GALLAGHER MARGARET L TR 33 THURSTON LN NEEDHAM, MA 02492-4514				55-5-20-0				111 KENT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GALLAGHER MARGARET L TR				10/30/1992	F		1 11377-280				
GALLAGHER MARGARET L				01/01/1990	QS		-				
GALLAGHER MARGARET L				01/07/1989	XX		9446-243				

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	%
94-601	11/29/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,670	HBR 1.00	100	1.00	100	1.00	616,000	1.49	100	1.00	R02 1.40	539,980

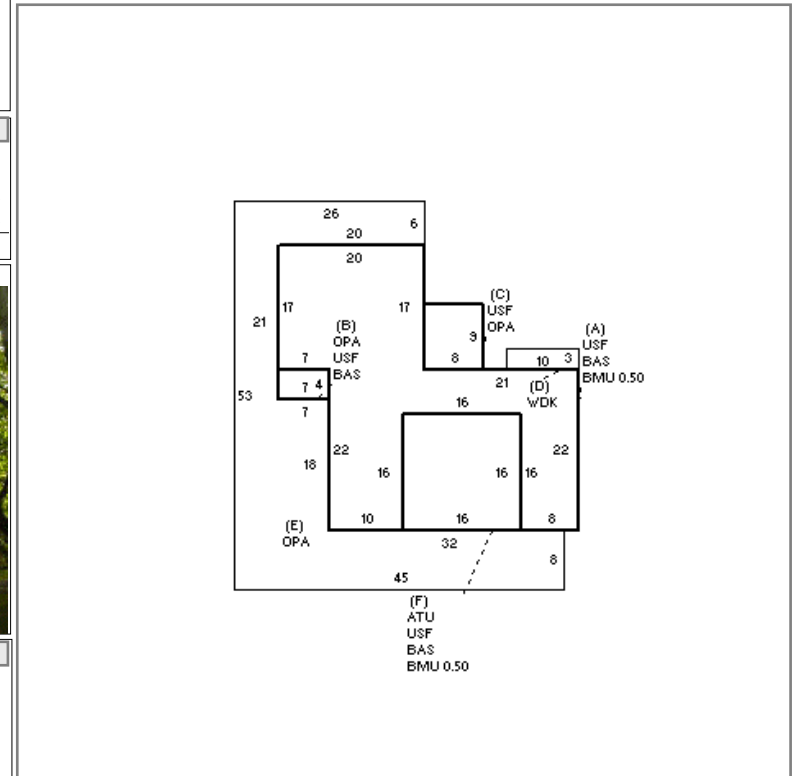
TOTAL	25,670 SF	ZONING		FRNT	363	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	540,000	455,800			
Inf1	FACTOR 100		BUILDING	219,700	207,600			
Inf2	PHY 100		DETACHED	6,200	5,900			
			OTHER	0	0			
			TOTAL	765,900	669,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		432	48.05	6,200



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/22/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/22/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,304	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$298	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	8	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	99	N/A	1.00
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	5	\$5,280					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	544		64.28	34,968
+	USF	L	UPPER STORY FIN	1,188	1920	236.09	280,475
+	BAS	L	BASE AREA	1,116	1920	259.61	289,728
+	OPA	N	OPEN PORCH	976		56.65	55,290
D	WDK	N	WOOD DECK	30		42.24	1,267
F	ATU	N	ATTIC UNF	256		40.70	10,419
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	686,490
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	4 PARTIAL HEAT
ECON	0
DEPR	68 % GD 32
RCNLD	\$219,700