

Key: 6432

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.136

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GENTILE NANCY 58 PINE ST PEABODY, MA 01960				55-6-37-0				39 TOWN WAY EXT			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GENTILE NANCY				06/17/2014	F		1 (120533)				
REED SAMUEL D & PHYLLIS T				02/01/1989	QS		(78181)				
REED SAMUEL L				01/01/1966	XX		(C00037307)				

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	%
93-530	09/13/1993	1	NEW CONST				100	100
92-09	01/07/1992	4	DEMO				100	100

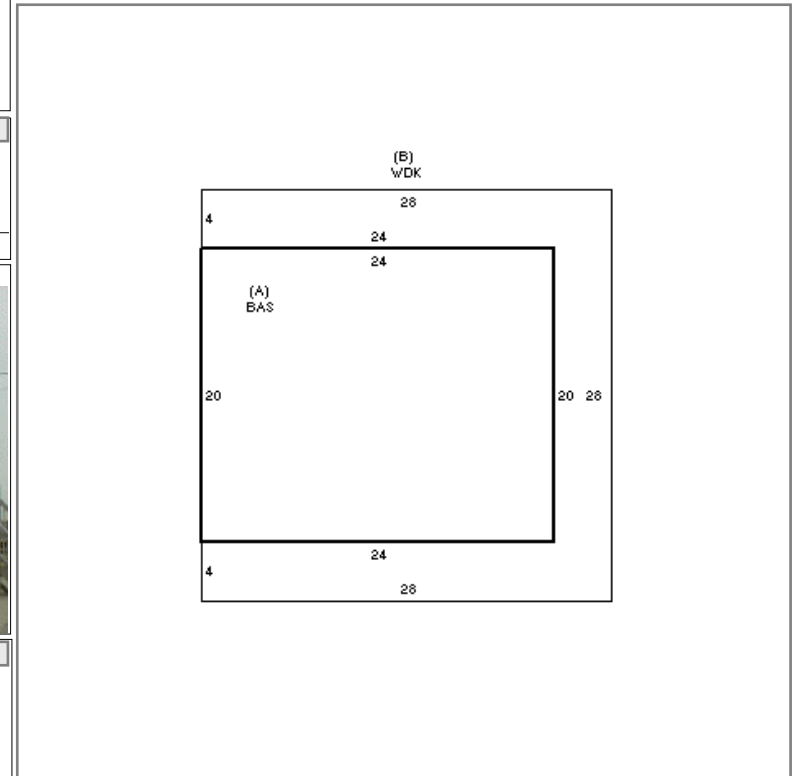
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,250 CLF	1.00	100	1.00	100	1.00	462,000	5.59	70	0.70 WF6	1.50	370,540

TOTAL	6,250 SF	ZONING	INFL 3 = SEASONAL ACCESS ONLY	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND		370,500	336,900	
Infl1	FACTOR 100			BUILDING		98,600	87,800	
Infl2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		469,100	424,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/25/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/17/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 FR- COTT/BUNG TO RANCH

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	480	DETAIL ADJ	0.824	FOUNDATION	1	PIER	0.98
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	3	1.00		FLOOR COVER	13	COMB	1.00
BEDROOMS	1	1.00		INT FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	5	ELECTRIC BB	0.99
# 1/2 BATHS	0	1.00		FUEL SOURCE	3	ELECTRIC	1.00
TOT FIXTURES	3	\$1,780					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	480	1994	234.49	112,557
B	WDK	N	WOOD DECK	304		34.56	10,507

TOTAL RCN	124,844
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$98,600