

Key: 6562

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.265

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
DETWILER ANDREW F TR & KATHERINE A TR				57-2-4-A				77 NEAL GATE ST			
77 NEAL GATE ST SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				DETWILER ANDREW F TR & DETWILER ANDREW F				06/19/2018	F	100	49934-3
				LAHIVE JOHN JR & MARILYN				05/06/1997	QS	520,000	15154-169
								11/19/1979	XX	4756-80	

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	%
06-546	09/11/2006	2	ADDITIONS	116,000	08/09/2007	SJ	100	100
97-341	06/24/1997	3	ALTERATIONS				100	100
SS19		5	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GB 1.00	100	1.00	1,540,000	1.00	100	1.00	RF3	3.50	1,414,140
300	A	1,317	GB 1.00	100	1.00	69,300	1.00	100	1.00	RF3	3.50	91,270

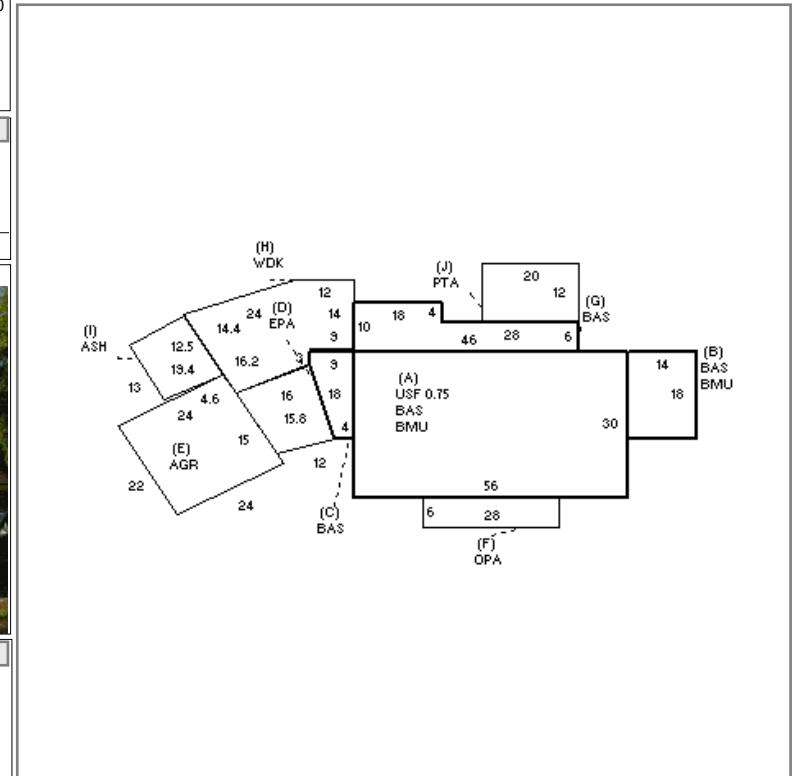
TOTAL	2.236 Acres		ZONING	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE			LAND	1,505,400	1,177,000
Infl1	FACTOR 100			BUILDING	823,000	741,600		
Infl2	PHY 100			DETACHED	28,900	27,500		
				OTHER	0	0		
				TOTAL		2,357,300	1,946,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A	1.00	30 0.70 4X50	1981	200	206.47	28,900

PHOTO 09/24/2003

SEP 24 2003

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,097,362					
NET AREA	3,665	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,932		48.80	94,286							
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,260	1980	226.10	284,886							
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,057	1980	248.63	511,427							
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	211		108.24	22,838							
				FLOOR COVER	13	COMB	1.00	E	AGR	N	ATT GARAGE	523		52.34	27,373							
				INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	168		61.80	10,382							
				HEATING/COOLING	2	HOT WATER	1.02	G	BAS	L	BASE AREA	348	2007	248.63	86,522							
				FUEL SOURCE	99	N/A	1.00	H	WDK	N	WOOD DECK	511		46.08	23,546							
													I	ASH	N	ATT SHED	174		26.25	4,567		
													J	PTA	N	PATIO	240		17.88	4,291		
													F11	O	FPL 1S 1OP	1		8,737.20	8,737			
													F21	O	FPL 2S 1OP	1		9,886.80	9,887			

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE 1990 / 32	
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$823,000