

Key: 6583

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.287

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRADETTE-SEBELL J M & SEBELL B E 112 NEAL GATE STREET SCITUATE, MA 02066				57-1-1-0				112 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRADETTE-SEBELL J M				05/15/1995	QS	285,000	13574-100				
MAYER CAROLINE F TRUSTEE				04/09/1992	XX		10890-31				
MAYER EDWARD & CAROLINE				01/01/1960	XX		2696-321				

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	%
98-163	04/27/1998	3	ALTERATIONS				100	100
96-02	01/01/1996	3	ALTERATIONS				100	100

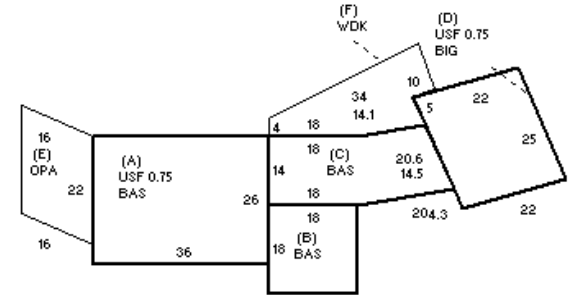
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 GB	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.782 GB	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	15,480

DETACHED

TOTAL	1.700 Acres	ZONING	FRNT	506	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE	LAND	419,500	382,200		
Inf1	FACTOR 100		BUILDING	516,800	459,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	936,300	841,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/16/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	698,400													
NET AREA	2,862	DETAIL ADJ	1.065	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,750	1961	223.00	390,246															
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,112	1961	202.79	225,506															
				ROOF SHAPE	1	GABLE	1.00	D	BIG	N	BUILT-IN GARAGE	546		50.58	27,616															
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	321		56.65	18,185															
				FLOOR COVER	34	COMB	1.00	F	WDK	N	WOOD DECK	360		42.24	15,206															
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 1OP	2		8,009.10	16,018															
				HEATING/COOLING	2	HOT WATER	1.02																							
				FUEL SOURCE	99	N/A	1.00																							
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