

Key: 6585

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.289

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CURRENT OWNER				PARCEL ID				LOCATION			
SEARS GREGORY P & WENDY S 96 NEAL GATE ST SCITUATE, MA 02066				57-1-3-0				96 NEAL GATE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SEARS GREGORY P & WENDY S				07/12/2019	F	1 51357-54					
SEARS WENDY S				04/13/2016	A	1 46800-254					
NEWELL SUSAN				01/01/1963	QS						

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	%
19-337	05/13/2019	1	NEW CONST	632,000	06/04/2019	TCK	100	5
19-337	05/13/2019	1	NEW CONST	632,000	05/06/2020	JD	100	100
63-124		5	SPLIT/SUB/LA		05/07/2019	JD	100	100

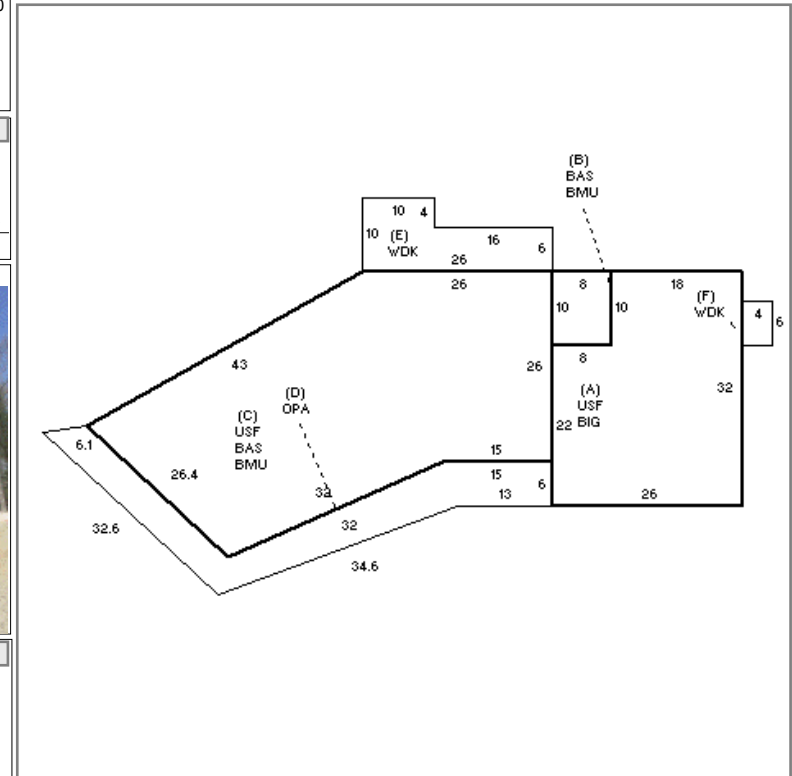
LAND

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	0.298 GB	1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	5,900

DETAILED

TOTAL	1.216 Acres		ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH		NOTE land transferred from 57-1-6			LAND	409,900	373,000
Inf1	FACTOR 100			BUILDING	1,154,900	1,005,200		
Inf2	PHY 100			DETACHED	12,600	11,600		
				OTHER	0	0		
				TOTAL	1,577,400	1,389,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	V	1.50	10 0.90 12X14	2020	168	19.12	2,900
S/V	V	1.50	10 0.90 630 SF PATIO	2020	6,500	1.65	9,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/6/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/6/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

INDING

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,178,489
NET AREA	3,880	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	752		58.25	43,805		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,276	2020	240.77	547,996		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,604	58.94	94,539		
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,604	2020	264.76	424,676		
ROOMS	8	1.00		FLOOR COVER	1	HARDWOOD	1.00	D	OPA	N	OPEN PORCH	396		72.10	28,552		
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	220		53.76	11,827		
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03	GEN	O	GENERATOR	1			0.00			
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00	GFP	O	GAS FIREPLACE	2			7,779.10	15,558		
TOT FIXTURES	10	\$11,536															
# UNITS	1	1.00															
EFF.YR/AGE 2020 / 2																	
COND 2 2 %																	
FUNC 0																	
ECON 0																	
DEPR 2 % GD 98																	
RCNLD \$1,154,900																	