

Key: 6643

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.341

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MANNING CHRISTA 15 GILSON RD SCITUATE, MA 02066				55-6-14-0				15 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MANNING CHRISTA				10/24/2016	F	1 47641-275					
MANNING ROBERT, DEGNAN CH				11/15/2004	QS	674,900 29464-101					
WILLIAMS JAMES H & DAWN				06/18/2001	QS	479,900 20026-105					

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	%
22-0717	07/05/2022	2	ADDITIONS	152,000	05/10/2023	JD	90	90
98-49	02/27/1998	2	ADDITIONS				100	100
93-588	11/16/1993	4	DEMO				100	100
93-608	10/12/1993	3	ALTERATIONS				100	100

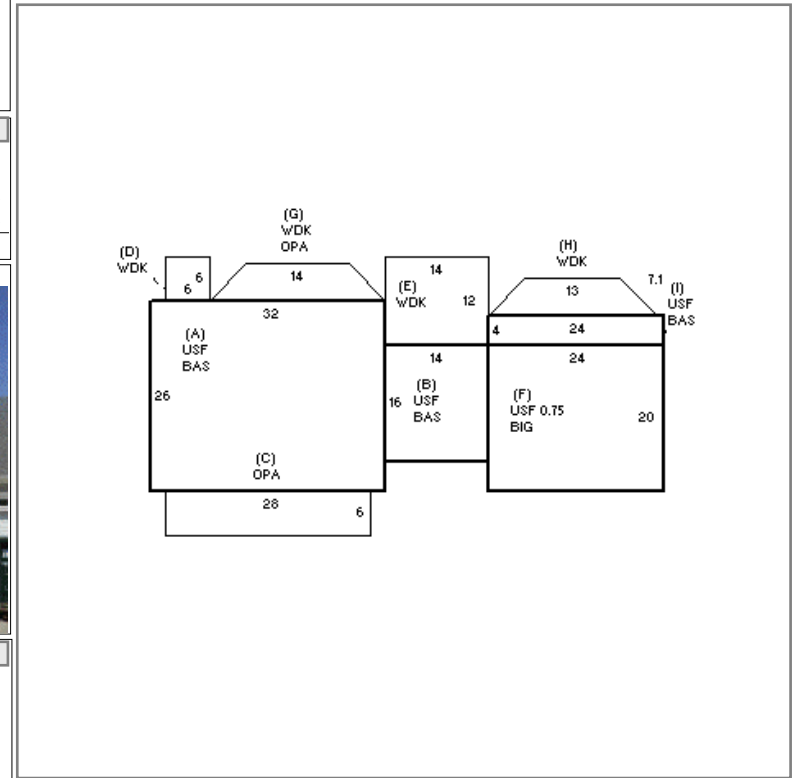
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,000	CLF 1.00	100	1.00	572,000	2.17	100	1.00	R05	1.30	485,200

TOTAL	17,000 SF	ZONING	IN M60	FRNT	129	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND	485,200	441,100		
Inf1	FACTOR 100			BUILDING	467,200	401,200		
Inf2	PHY 100			DETACHED	1,500	900		
				OTHER	0	0		
				TOTAL	953,900	843,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 25 0.75	10X16		160	12.89	1,500



BLDG COMMENTS
FY12 QUALITY CHANGE FROM V.GOOD TO AVG+ PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	5/10/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/10/2023	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2011	ER
QUALITY	+	1.10	AVG +/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	598,927
NET AREA	2,664	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,152	1980	211.48	243,619	CONDITION ELEM	CD
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,512	1980	192.31	290,778	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	263	56.65	14,900	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	389	42.24	16,432	KITCHEN	G		
ROOMS	8	1.00	FLOOR COVER	13	COMB	1.00	F	BIG	N	BUILT-IN GARAGE	480	49.00	23,518	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00								HEAT	A		
BATHROOMS	3	1.00	HEATING/COOLING	1	FORCED AIR	1.00								ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00											
TOT FIXTURES	11	\$9,680															
# UNITS	1	1.00															

EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	2 uc
ECON	0
DEPR	22 % GD 78
RCNLD	\$467,200