

Key: 6647

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.345

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CURRENT OWNER				PARCEL ID				LOCATION			
EDWARDS SHARON 29 GILSON RD SCITUATE, MA 02066				55-6-20-0				29 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EDWARDS SHARON				08/24/2018	A	1	50207-174				
ANDERSON MARK & SHARON				09/25/1995	A	72,000	13849-91				
EDWARDS GLORIA K				01/01/1969	XX		3438-329				

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	%
19-386	05/24/2019	1	NEW CONST	200,000	05/06/2020	JD	100	100
19-386	05/24/2019	1	NEW CONST	200,000	06/03/2019	TCK	100	5
19-386	05/24/2019	1	NEW CONST	200,000	08/26/2019	JD	100	5
97-610	10/22/1997	3	ALTERATIONS				100	100
95-465	08/01/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CLF 1.00	100	1.00	594,000	1.00	90	0.90	WV3	1.50	545,450
300	A	0.872	CLF 1.00	100	1.00	14,850	1.00	W50	0.50	WV3	1.50	12,950

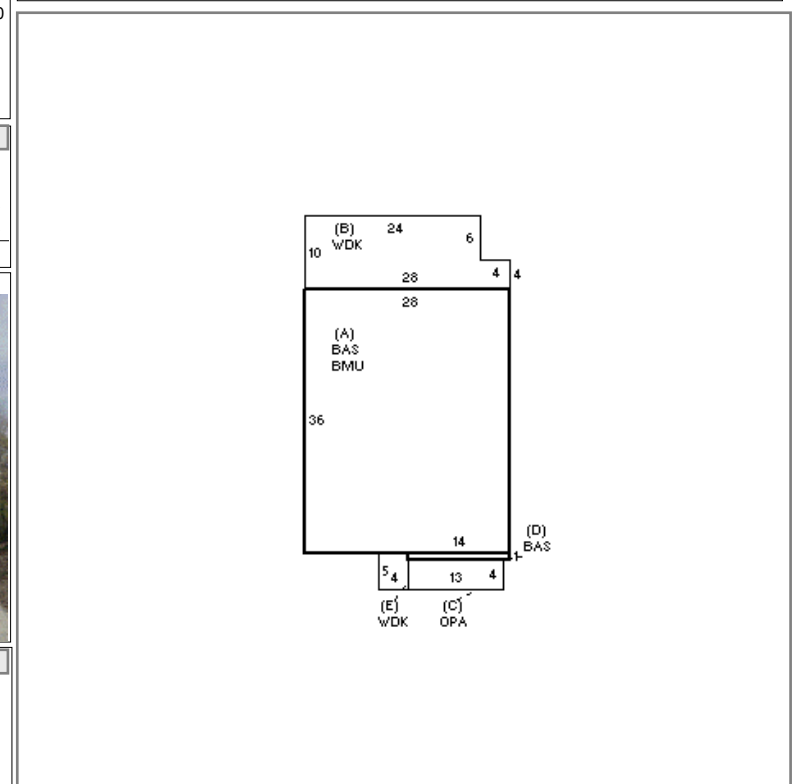
TOTAL	1.790 Acres		ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS		N O T E	C/W 19- IN M60 INFL3=MARSH		LAND	558,400	508,300
Inf1	FACTOR 100			LAND	339,200	305,000		
Inf2	PHY 100			DETACHED	400	400		
						OTHER	0	0
						TOTAL	898,000	813,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	60 0.40 8X8		64	15.33	400



BUILDING	CD	ADJ	DESC	MEASURE	5/6/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/6/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	346,168
NET AREA	1,022	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		56.43	56,882	CONDITION ELEM	CD
\$NLA(RCN)	\$339	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	276		46.08	12,718	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	52		61.80	3,214	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,022	2020	248.79	254,260	KITCHEN	A
				FLOOR COVER	12	COMB	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978	BATHS	A
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03		ODS	O	OUT DOOR SHOWER	1		1,408.80	1,409	ELECT	
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2020 / 2
STORIES	1	1.00	COND	2 2 %
ROOMS	4	1.00	FUNC	0
BEDROOMS	2	1.00	ECON	0
BATHROOMS	2	1.00	DEPR	2 % GD 98
# 1/2 BATHS	0	1.00	RCNLD	\$339,200
TOT FIXTURES	6	\$5,040		
# UNITS	1	1.00		