

Key: 6670

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.367

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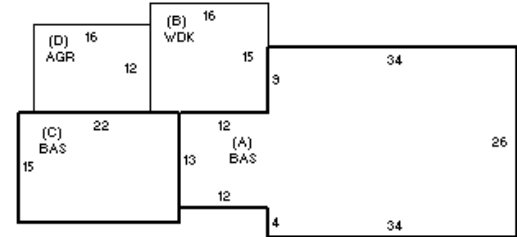
CURRENT OWNER				PARCEL ID				LOCATION				
COVELL EDWARD F & LORRAINE E S/O COVELL LORRAINE E TR 45 GILSON RD SCITUATE, MA 02066				60-1-19-0				45 GILSON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COVELL LORRAINE E TR				08/24/2023	F	10	58214-132					
COVELL EDWARD F & LORRAINE				09/16/2002	QS	395,000	22865-210					
TANG ALICE & BOLTON PAUL				05/03/1999	QS	267,500	17416-246					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,500	CLF 1.00	100	1.00	572,000	3.41	100	1.00	R05	1.30	470,810

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	%
16-713	11/15/2016	3	ALTERATIONS	12,000	08/21/2017	SJ	100	100
13-813	12/05/2013	3	ALTERATIONS	1,277	09/29/2014	RJM	100	100
05-660	10/04/2005	3	ALTERATIONS	4,807	09/05/2006	SJ	100	100
98-141	04/15/1998	3	ALTERATIONS				100	100
96-198	05/01/1996	3	ALTERATIONS				100	100

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TOTAL	10,500 SF	ZONING	FRNT	235	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E			LAND	470,800	428,000
Inf1	FACTOR 100		BUILDING	209,400	186,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>680,200</b>	<b>614,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	9/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	271,979		
NET AREA	1,370	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,370	1950	176.41	241,682	CONDITION ELEM	CD		
\$NLA(RCN)	\$199	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	240		38.40	9,216	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	192		61.79	11,863	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN			
				FLOOR COVER	14	COMB	1.00									BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$209,400