

Key: 6672

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.369

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CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON KERRI & REHM JOHN D JR 209 BROADWAY HANOVER, MA 02339				60-1-22-0				49 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON KERRI & ROHRER EILEEN				10/01/2014	O	418,750	44802-319				
ROHRER EILEEN TRUSTEE				09/25/2003	F		26625-14				
				01/26/1998	QS	1	15831-188				

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	%
15-148	04/02/2015	7	OTHERS		04/11/2017	SJ	100	100
15-148	04/02/2015	4	DEMO		05/27/2015	SJ	100	100
14-126	11/26/2014	7	OTHERS	40,000	05/27/2015	SJ	100	60
		7	OTHERS	40,000	08/03/2016	SJ	100	100
		1	NEW CONST	330,000	05/27/2015	SJ	100	75

LAND

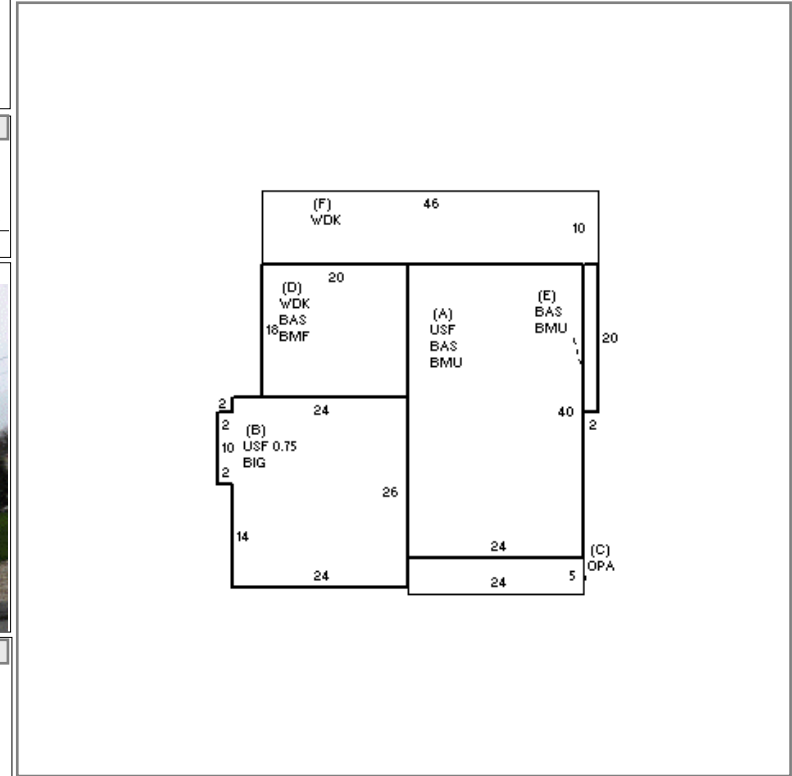
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,347	CLF 1.00	100	1.00	100	1.00		R05	1.30		491,720

TOTAL	20,347 SF	ZONING	FRNT	95	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E C/W 21 23	LAND	491,700	447,000		
Inf1	FACTOR 100		BUILDING	958,400	861,600		
Inf2	PHY 100		DETACHED	24,500	23,300		
			OTHER	0	0		
			TOTAL	1,474,600	1,331,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 16 X 40 U	2015	640	42.53	24,500

PHOTO 10/28/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/28/2015	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,030,591
NET AREA	2,803	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,000		52.29	52,289	CONDITION ELEM	CD
\$NLA(RCN)	\$368	OVERALL	1.000	EXT COVER	14	OTHER	1.00	+	BAS	L	BASE AREA	1,360	2015	318.56	433,246	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,443	2015	289.70	418,036	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	644		69.44	44,719	KITCHEN	
				FLOOR COVER	12	COMB	1.00	C	OPA	N	OPEN PORCH	120		61.80	7,416	BATHS	
				INT FINISH	2	DRYWALL	1.00	D	BMF	N	BSMT FINISH-SEP	360		73.40	26,425	BATHS	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	820		46.08	37,786	HEAT	
				FUEL SOURCE	2	GAS	1.00									ELECT	

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	\$10,675
# UNITS	0	1.00

EFF.YR/AGE	2015 / 7
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$958,400