

Key: 6673

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.370

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARLSON MICHAEL SHEA TR 53 GILSON RD SCITUATE, MA 02066				60-1-24-0				53 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARLSON MICHAEL SHEA TR				04/12/2021	F	1	54766-348				
CARLSON MICHAEL P & COLLE				12/01/2011	O	387,000	40662-273				
RIVARD KRISTEN				12/16/2005	F	1	31922-181				

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	%
11-794		2	ADDITIONS	68,000	08/29/2012	SJ	100	100
03-495	08/22/2003	3	ALTERATIONS	80,000	09/15/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,125 CLF	1.00	100	1.00	572,000	6.76	100	1.00	R05	1.30	454,780

TOTAL	5,140 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	454,800	413,400		
Inf1	FACTOR 100		BUILDING	348,500	310,100		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	803,900	724,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70			50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	8/29/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/29/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	452,554
NET AREA	1,800	DETAIL ADJ	1.140	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,152	1920	234.54	270,195		
\$NLA(RCN)	\$251	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	648	1920	213.29	138,214		
				ROOF SHAPE	2	HIP	1.00	C	BMU	N	BSMT UNFINISHED	336		63.15	21,218		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	240		38.40	9,216		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 10P	1		8,239.00	8,239		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	99	N/A	1.00										

(D) 24
WDK 10

(C) 28
BAS 12
BMU

24
(A) USF
BAS 27

(B) 7
BAS 24

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,472
# UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$348,500