

Key: 6686

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.384

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
DINAND JOHN & KATHLEEN M S/O AQUILINA ANTONIO JAMES & 65 GILSON RD SCITUATE, MA 02066		60-1-38-A	65 GILSON RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
AQUILINA ANTONIO JAMES & DINAND JOHN & KATHLEEN M		06/29/2023	QS	1,655,000	58051-7	
DINAND JOHN		07/28/2011	V	1	40166-90	
		02/03/1986	QS	80,000	6561-218	

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	%
19-532	07/19/2019	3	ALTERATIONS	62,113	08/04/2020	JD	100	100
SS18-07		5	SPLIT/SUB/LA				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,408	CLF	1.00	100	1.00	100	1.00	1,337,600	3.16	80	0.80	WF3	3.80		1,106,130

TOTAL	11,408 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E INFL 3 = SHAPE/ROW	LAND	1,106,100	1,005,600		
Inf1	FACTOR 100		BUILDING	411,400	385,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,517,500	1,391,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	8/4/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/4/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/26/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	1,546	DETAIL ADJ	1.040
\$NLA(RCN)	\$296	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	10	\$9,152	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMF	N	BSMT FINISH-SEP	836		76.91	64,294
+	BAS	L	BASE AREA	836	1987	243.08	203,218
+	USF	L	UPPER STORY FIN	710	1987	221.06	156,952
+	WDK	N	WOOD DECK	534		42.24	22,557
F	OPA	N	OPEN PORCH	16		56.65	906

TOTAL RCN	457,080
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$411,400

