**Key: 6694**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,392

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| FIELD PATRICIA A TR<br>71 GILSON RD<br>SCITUATE, MA 02066 | 60-1-42-0 | 71 GILSON RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| FIELD PATRICIA A TR | 08/09/2022 | F | 1 | 57113-120 |
| FIELD PATRICIA | 01/19/1996 | F | -100 | 14087-318 |
| FIELD FRED F & PATRICIA | 08/27/1993 | QS | 207,500 | 12155-282 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

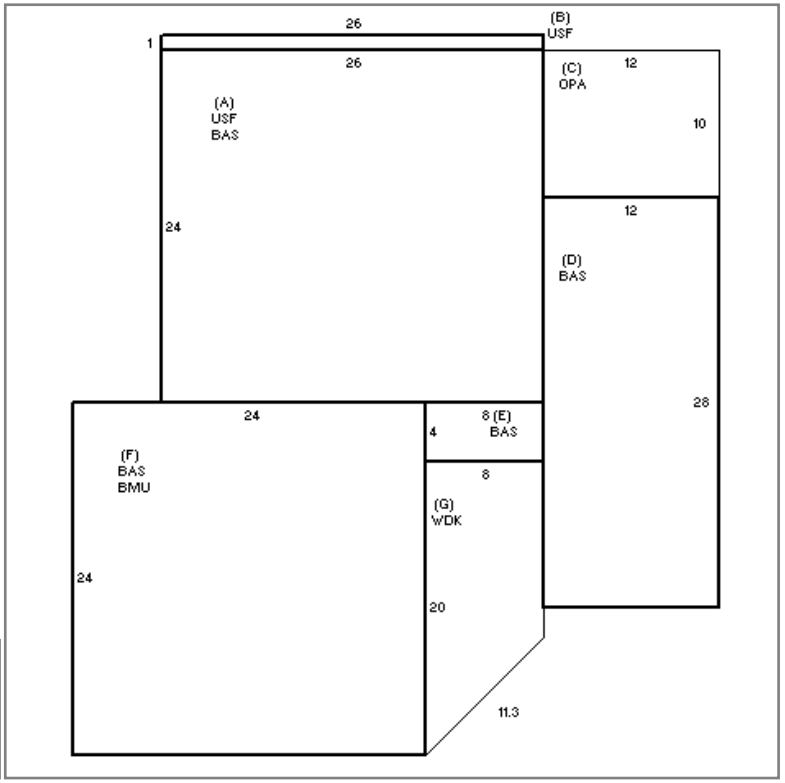
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 04-120 | 03/09/2004 | 3 | ALTERATIONS | 1,350 | 09/15/2004 | SJ | 100 | 100 |
| 94-107 | 04/06/1994 | 2 | ADDITIONS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 12,600 | CLF 1.00 | 100 1.00 | 100 1.00 | 1,672,000 | 2.88 | 100 1.00 | WF3 3.80 | | | 1,390,790 |

| TOTAL | 12,600 SF | ZONING | | FRNT | 71 |
|---|---|---|---|---|---|
| Ngh | CLIFFS | NOTE | C/W 43 | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,390,800 | 1,264,400 |
| BUILDING | 319,800 | 325,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,710,600** | **1,589,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/28/2023

BLDG COMMENTS

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## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 9/30/2009 | PL |
|---|---|---|
| LIST | 9/30/2009 | EST |
| REVIEW | 8/28/2023 | JD |

| YEAR BLT | 1950 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 2,218 | DETAIL ADJ | 1.020 |
| $NLA(RCN) | $225 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 8 | $6,528 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 2 | HIP | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 1,568 | 1950 | 201.90 | 316,579 |
| + | USF | L | UPPER STORY FIN | 650 | 1950 | 183.61 | 119,344 |
| C | OPA | N | OPEN PORCH | 120 | | 51.50 | 6,180 |
| F | BMU | N | BSMT UNFINISHED | 576 | | 57.09 | 32,882 |
| G | WDK | N | WOOD DECK | 128 | | 38.40 | 4,915 |
| | BMG | O | BSMT GARAGE | 2 | | 2,491.00 | 4,982 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |

| TOTAL RCN | 499,649 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1968 / 54 | |
|---|---|---|
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | | $319,800 |