

Key: 6695

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.393

LEGAL

LAND

DETACHED


BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PROCTOR, ROBERT TRS 75 GILSON RD SCITUATE, MA 02066				60-1-45-0				75 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PROCTOR, ROBERT TRS				01/12/2005	QS	1,150,000	29834-114				
MURPHY FELICIE M				01/31/1996	H		14112-1				
MURPHY SHEILA A & FELICIE				06/29/1993	XX		11993-307				

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	%
07-606	10/01/2007	4	DEMO		08/05/2008	SJ	100	100
07-606	10/01/2007	1	NEW CONST	450,000	08/05/2008	SJ	100	100
89-360	07/01/1989	1	NEW CONST	450,000	08/25/2009	SJ	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

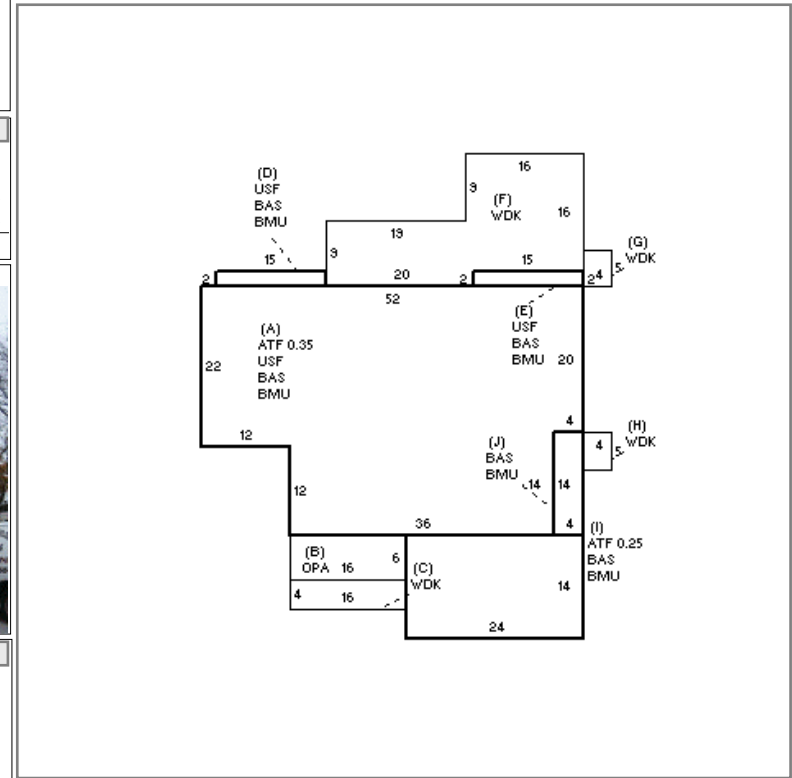
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,500	CLF 1.00	100	1.00	1,672,000	2.52	100	1.00	WF3	3.80	1,403,100

TOTAL	14,500 SF	ZONING	C/W 44	FRNT	83	ASSESSED	LAND 1,403,100	CURRENT	1,411,300	PREVIOUS	1,275,600
Ngh	CLIFFS	NOTE		LAND		BUILDING	0		0		1,179,400
Inf1	FACTOR 100		OTHER	0		OTHER	0		0		0
Inf2	PHY 100		TOTAL	2,814,400			2,455,000				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/03/2008
									

BUILDING	CD	ADJ	DESC	MEASURE	10/21/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/21/2015	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/15/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,640,995	
NET AREA	4,281	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,020		56.46	114,058	CONDITION ELEM	CD	
\$NLA(RCN)	\$383	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	2,020	2008	357.17	721,480	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,628	2008	324.81	528,784	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATF	L	ATTIC FINISH	633	2008	230.77	146,077	KITCHEN		
				FLOOR COVER	13	COMB	1.00	B	OPA	N	OPEN PORCH	96		72.10	6,922	BATHS		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	533		53.76	28,654	HEAT		
				HEATING/COOLING	8	HEAT PUMP	1.04		BMG	O	BSMT GARAGE	2		3,487.40	6,975	ELECT		
				FUEL SOURCE	99	N/A	1.00		ELV	O	ELEVATOR	1		56,299.60	56,300			
												F31	O	FPL 3S 10P	1	12,875.80	12,876	



BLDG COMMENTS
FY12 QUALITY CHANGE FROM EXC TO VG PER FIELD REVIEW. STYLE CHANGE FROM CONVENTIONAL TO NEW STYLE PER FIELD REVIEW.

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,411,300