

Key: 6697

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.395

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
LYONS JEAN M & DAVID F 83 GILSON RD SCITUATE, MA 02066				60-1-48-0				83 GILSON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LYONS JEAN M & DAVID F				06/29/2020	F	100	52991-349					
LYONS JEAN M & DAVID F TR				06/04/2020	F	100	52860-251					
LYONS JEAN & DAVID				03/03/2016	O	1,280,000	46651-100					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,500	CLF 1.00	100	1.00	1,672,000	2.90	100	1.00	WF3	3.80	1,390,120

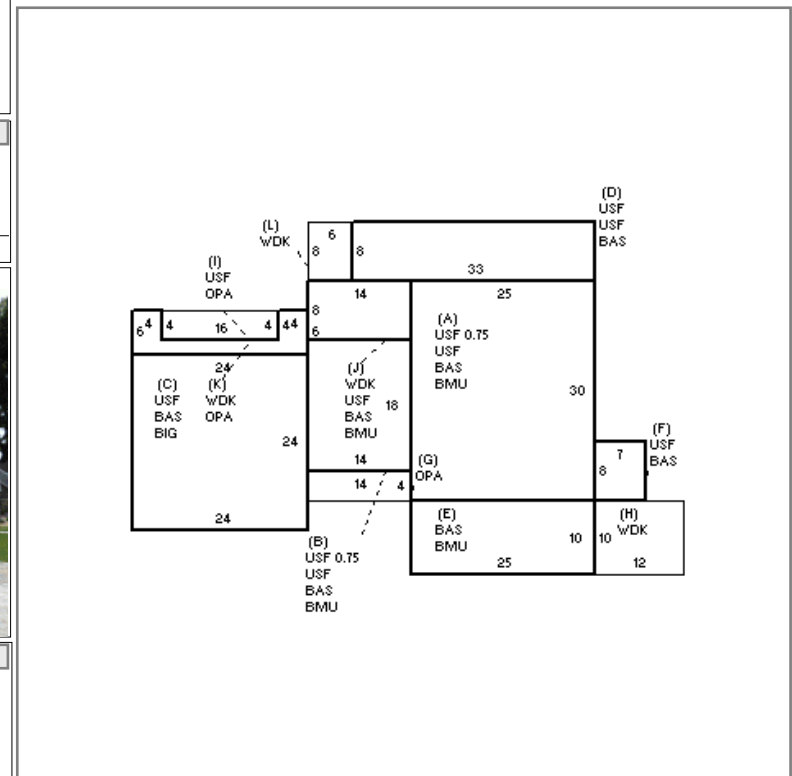
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-229	05/03/2016	2	ADDITIONS	202,000	08/08/2016	SJ	100	10
16-229	05/03/2016	1	NEW CONST	202,000	08/22/2017	SJ	100	75
16-229	05/03/2016	1	NEW CONST	202,000	05/22/2018	JD	100	100
		2	ADDITIONS		01/23/2004	PJB	100	100
03-258	05/20/2003	3	ALTERATIONS	223,000	03/29/2004	SJ	100	100

LAND

TOTAL	12,502 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	INFL. 3 REMOVED/ LOT FRONTAGE 100'		LAND	1,390,100	1,263,700
Inf1	FACTOR 100		BUILDING	2,133,100	1,792,200		
Inf2	PHY 100		DETACHED	17,200	16,400		
			OTHER	0	0		
TOTAL						3,540,400	3,072,300

DET
ACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	V	1.50	10 0.90	2018	900	10.27	8,300
SHF	V	1.50	10 0.90 8X12		96	22.42	1,900
HTB	V	1.50	10 0.90		1	7,772.70	7,000



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BUILDING	CD	ADJ	DESC	MEASURE	5/22/2018	JD
MODEL	1		RESIDENTIAL	LIST	5/22/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	E	1.80	EXCELLENT [100%]	generator		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
generator

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,366	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$423	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2.25	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	12	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	4	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	4	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	14	\$24,917					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,269,267
+	BMU	N	BSMT UNFINISHED	1,364		78.43	106,981	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	2,530	1930	360.81	912,859	EXTERIOR	V
C	BIG	N	BUILT-IN GARAGE	576		94.88	54,648	INTERIOR	V
C	BAS	L	BASE AREA	576	2003	396.76	228,535	KITCHEN	V
C	USF	L	UPPER STORY FIN	576	2003	360.81	207,828	BATHS	V
+	BAS	L	BASE AREA	1,684	1930	396.76	668,149	HEAT	U
+	OPA	N	OPEN PORCH	200		92.70	18,540	ELECT	U
+	WDK	N	WOOD DECK	344		69.12	23,778	EFF.YR/AGE 2016 / 6	
BMG	O		BSMT GARAGE	2		4,483.80	8,968	COND	6 6 %
FPL	O		FIREPLACE	1		14,063.40	14,063	FUNC	0
								ECON	0
								DEPR	6 % GD 94
								RCNLD	\$2,133,100