

Key: 6698

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.396

LEGAL

LAND

DETACHED

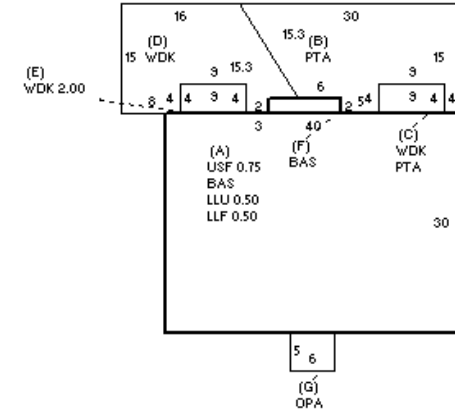
BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SMITH MICHAEL ADAM & WATSON ELIZABETH		60-1-49-0		87 GILSON RD	
87 GILSON RD SCITUATE, MA 02066		TRANSFER HISTORY		DOS	T
		SMITH MICHAEL ADAM & HELLE STEVEN D		08/16/2021	QS
		GREEN CATHERINE M		09/27/2019	QS
				01/01/1983	QS
CD	T	AC/SF/UN	Ngh	Inf1	Inf2
100	S	13,700	CLF 1.00	100 1.00	100 1.00
ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT
1,672,000	2.66	100 1.00	WF3 3.80		
					ADJ VALUE
					1,398,000

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 %
20-478	08/11/2020	3	OTHERS	72,000	07/28/2022	JD	100 100
20-478	08/11/2020	3	ALTERATIONS	72,000	09/24/2020	JD	100 0
07-752	12/19/2007	3	ALTERATIONS	4,200	08/17/2021	JD	100 100
					08/05/2008	SJ	100 100

TOTAL	13,700 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,398,000	1,270,900
Inf1	FACTOR 100		BUILDING	861,000	712,200		
Inf2	PHY 100		DETACHED	17,600	16,900		
			OTHER	0	0		
				TOTAL	2,276,600	2,000,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G	1.20	50 0.50	20 X 22	1984	440 63.76	14,000
HTB	A	1.00	30 0.70			1 5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	7/28/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/28/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	5/7/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,720	DETAIL ADJ	1.155
\$NLA(RCN)	\$317	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		4	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		13	\$16,817
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	600	1984	208.31	124,985
EXT COVER	1	WD SHINGLES	1.00	A	LLU	N	LOWER LEVEL UNF	600		87.68	52,608
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	900	1984	274.64	247,177
ROOF COVER	2	WOOD SHINGLES	1.01	+	PTA	N	PATIO	370		20.86	7,718
FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	372		53.76	19,999
INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,220	1984	302.01	368,446
HEATING/COOLING	11	HW/COOL AIR	1.04	G	OPA	N	OPEN PORCH	30		72.10	2,163
FUEL SOURCE	2	GAS	1.00	F11	O	FPL 1S 1OP		1		10,193.40	10,193
				FPL	O	FIREPLACE		1		10,938.20	10,938

TOTAL RCN	861,045
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$861,000