

Key: 6699

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.397

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HELLE STEVEN D & MEGHAN A 91 GILSON RD SCITUATE, MA 02066				60-1-50-0				91 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HELLE STEVEN D & MEGHAN A				02/28/2011	QS	1,505,000	39704-190				
ZACCARDI PETER E & MARYAN				10/15/2002	QS	670,000	23110-2				
MITCHELL ANNE L				01/01/1969	XX		3466-431				

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	%
93-106	03/08/1993	3	ALTERATIONS		03/29/2004	PJB	100	100
		2	ADDITIONS		01/23/2004	PJB	100	100
		3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

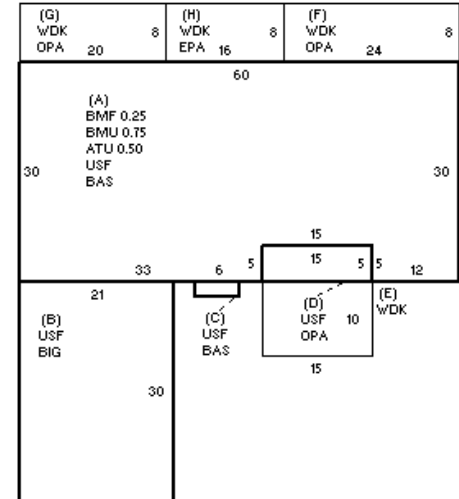
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,000	CLF 1.00	100	1.00	1,672,000	3.01	100	1.00	WF3 3.80		1,386,750

TOTAL	11,979 SF	ZONING	FRNT	94	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,386,800	1,260,700		
Inf1	FACTOR 100		BUILDING	1,623,600	1,363,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	3,010,400	2,624,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 STYLE CHANGE FROM CONV TO CAPE PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	12/2/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/1/2010	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/15/2011	ER
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,108,585
NET AREA	4,179	DETAIL ADJ	1.320	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,737	1930	432.74	751,676	CONDITION ELEM	CD
\$NLA(RCN)	\$505	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,442	1930	393.53	961,009	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	863		66.60	57,476	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	BMU	N	BSMT UNFINISHED	1,294		74.72	96,687	KITCHEN	
				FLOOR COVER	2	SOFTWOOD	1.00	A	BMU	N	BSMT FINISH-SEP	431		104.89	45,207	BATHS	
				INT FINISH	1	PLASTER	1.00	B	BIG	N	BUILT-IN GARAGE	630		99.33	62,581	HEAT	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	OPA	N	OPEN PORCH	427		92.70	39,584	ELECT	
				FUEL SOURCE	99	N/A	1.00	+	WDK	N	WOOD DECK	630		69.12	43,546		
								H	EPA	N	ENCLOSED PORCH	128		162.37	20,783		
								F21	O		FPL 2S 1OP	1		14,830.20	14,830		
												EFF.YR/AGE	1995 / 27				
												COND	23 23 %				
												FUNC	0				
												ECON	0				
												DEPR	23 % GD		77		
												RCNLD			\$1,623,600		