

Key: 6703

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.400

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROLL LEONARD J 101 GILSON ROAD SCITUATE, MA 02066				60-1-56-0				101 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROLL LEONARD J				02/28/1985	QS	238,000	5989-142				
PERRIN RICHARD A & DIMSEY				01/01/1978	XX		4240-749				
GARVIN PAUL				01/01/1970	XX		3523-547				

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	%
11-237	05/10/2011	3	ALTERATIONS	14,000	08/09/2011	SJ	100	100
93-562	09/21/1993	2	ADDITIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,200	CLF 1.00	100	1.00	1,672,000	2.41	100	1.00	WF3	3.80	1,407,420

TOTAL	15,200 SF	ZONING	FRNT	69	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	1,407,400	1,279,500		
Inf1	FACTOR 100		BUILDING	443,500	413,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,850,900	1,692,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/30/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/30/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	3,552	DETAIL ADJ	1.200
\$NLA(RCN)	\$297	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$6,912	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,512		51.13	77,303
+	USF	L	UPPER STORY FIN	2,016	1930	242.65	489,175
+	WDK	N	WOOD DECK	444		46.08	20,460
D	EPA	N	ENCLOSED PORCH	336		108.24	36,368
+	BAS	L	BASE AREA	1,536	1930	266.82	409,838
	BMG	O	BSMT GARAGE	2		2,989.20	5,978
	F21	O	FPL 2S 1OP	1		9,886.80	9,887

TOTAL RCN	1,055,922
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1955 / 67
COND	58 58 %
FUNC	0
ECON	0
DEPR	58 % GD 42
RCNLD	\$443,500

