

Key: 6705

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.402

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ASWAD PAUL H & CYNTHIA L 161 WHITMAN RD NEEDHAM, MA 02492				60-1-58-0				107 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ASWAD PAUL H & CYNTHIA L				04/30/2012	QS	845,000	41299-26				
FLYNN KERRY				07/31/1995	A	270,000	13728-325				
O'ROURKE FRANCIS AND MARY				01/01/1974	XX		3869-678				

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	%
13-0231	04/23/2013	7 3	OTHERS ALTERATIONS	10,000	03/07/2018 08/27/2013	JD SJ	100 100	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,150	CLF 1.00	100	1.00	1,504,800	3.53	90	0.90	WF3	3.80	1,236,270

TOTAL	10,149 SF	ZONING	INFL 3 = NARROW LOT	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND		1,236,300	1,123,900	
Infl1	FACTOR 100			BUILDING		232,500	216,600	
Infl2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				<b>TOTAL</b>		<b>1,468,800</b>	<b>1,340,500</b>	

DETACHED

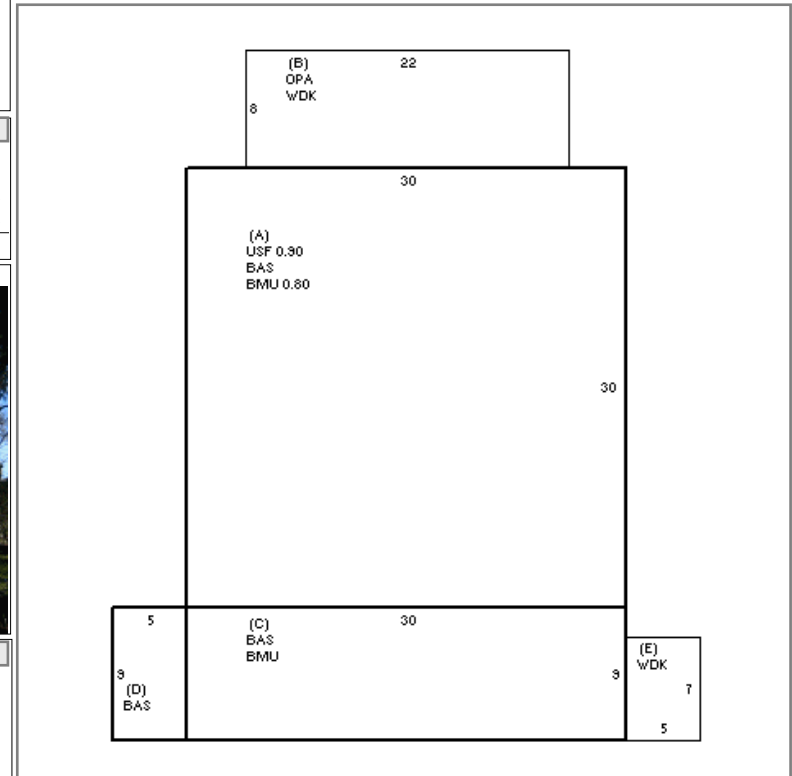
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/7/2018	JD
MODEL	1		RESIDENTIAL	LIST	3/7/2018	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	2,025	DETAIL ADJ	1.200
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,760	
# 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	990		47.28	46,806
A	USF	L	UPPER STORY FIN	810	1920	219.46	177,761
+	WDK	N	WOOD DECK	211		38.40	8,102
B	OPA	N	OPEN PORCH	176		51.50	9,064
+	BAS	L	BASE AREA	1,215	1920	241.32	293,208
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	553,496
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	\$232,500