

Key: 6707

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.404

LEGAL

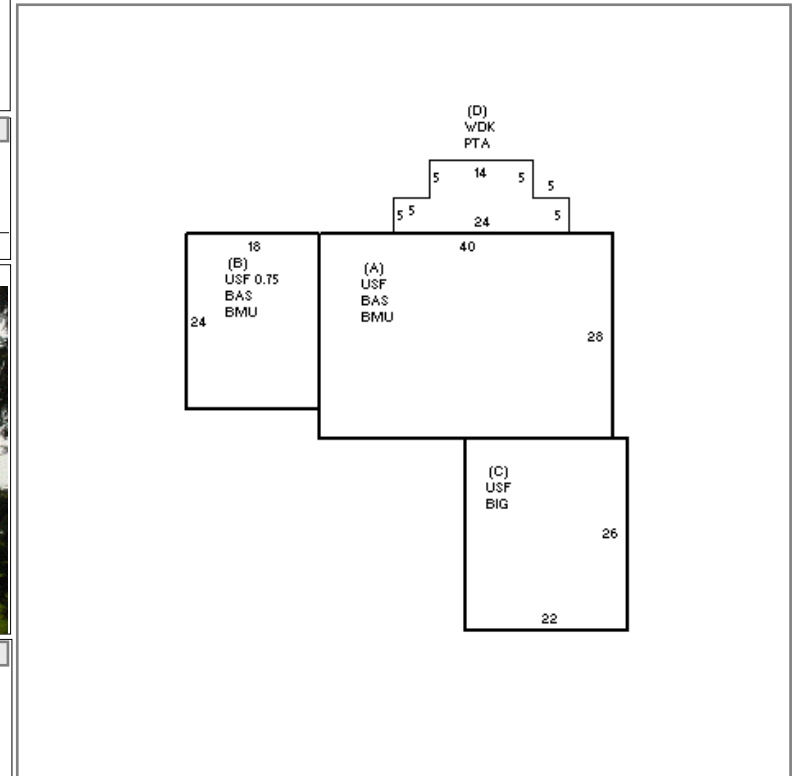
CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN KERRI A 111 GILSON RD SCITUATE, MA 02066				60-1-59-0				111 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN KERRI A				11/21/2011	QS	1,450,000	40614-257				
JONES DOUGLAS W & CRISTIN				11/26/1997	QS	690,000	15682-220				
CURATOLA MICHAEL TRUSTEE				10/30/1996	QS	295,000	14751-32				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
02-687	12/05/2002	3	ALTERATIONS				100
96-582	12/01/1996	4	DEMO				100
96-583	12/01/1996	1	NEW CONST				100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,900	CLF 1.00	100	1.00	1,672,000	1.97	100	1.00	WF3 3.80		1,429,220

TOTAL	18,905 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,429,200	1,299,300
Infl1	FACTOR 100		BUILDING	909,500	793,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>			<b>2,338,700</b>	<b>2,092,800</b>			



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	5	1.00	COLONIAL [100%]	REVIEW	3/15/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS  
FY12 QUALITY CHANGE FROM EXC TO GD PER FIELD REVIEW.

BUILDING

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,057,536		
NET AREA	3,568	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,552		59.29	92,023	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,552	1997	264.60	410,658				
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	2,016	1997	240.62	485,099				
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	572		61.02	34,905				
ROOMS	8	1.00		FLOOR COVER	13	COMB	1.00	D	PTA	N	PATIO	190		20.86	3,963				
BEDROOMS	4	1.00		INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	190		53.76	10,214				
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		11,534.60	11,535				
# 1/2 BATHS	1	1.00		FUEL SOURCE	99	N/A	1.00												
TOT FIXTURES	8	\$9,139																	
# UNITS	1	1.00																	

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$909,500	