

Key: 6710

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.407

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WELLS DIANNE CLAIRE BLACKALL T 117 GILSON RD SCITUATE, MA 02066				60-1-62-F				117 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELLS DIANNE CLAIRE BLACK				11/01/2018	F	1	50477-9				
WELLS DIANNE B				12/30/1993	QS	272,000	12545-64				
DOHERTY BERNARD J & GENE				06/09/1980	XX		4837-161				

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	%
04-755	11/10/2004	2	ADDITIONS		08/30/2006	SJ	100	100
95-501	08/01/1995	2	ADDITIONS	80,000	07/01/2005	SJ	100	100
89-515	09/18/1989	3	ALTERATIONS				100	100

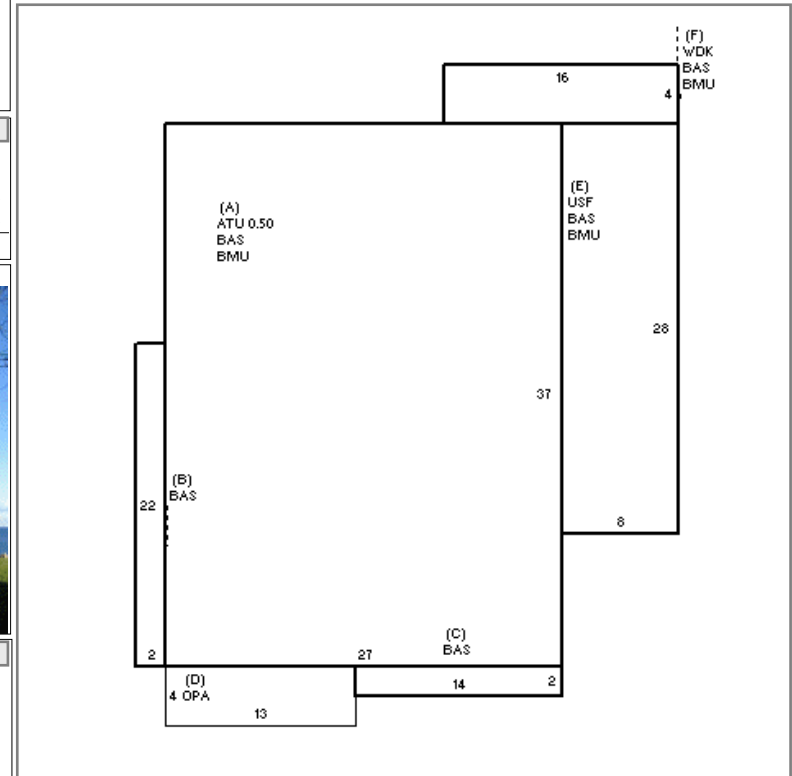
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,150	CLF 1.00	100	1.00	1,337,600	4.92	80	0.80	WF3	3.80	1,079,510

TOTAL	7,150 SF	ZONING	INFL 3 = NARROW LOT	FRNT	45	ASSESSED	LAND 1,079,500 BUILDING 355,300 DETACHED 600 OTHER 0 TOTAL 1,435,400	CURRENT	981,400 333,200 600 0 1,315,200	PREVIOUS	
-------	----------	--------	---------------------	------	----	----------	--	---------	---	----------	--

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1996	50	17.03	600



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM CONTEMPORARY TO COLONIAL PER FIELD REVIEW.



BUILDING	CD	ADJ	DESC	MEASURE	4/27/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/27/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/15/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473,745	
NET AREA	1,583	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,287		48.58	62,522	CONDITION ELEM	CD	
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATU	N	ATTIC UNF	500		40.70	20,350	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,135	1985	236.99	268,984	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	52		56.65	2,946	KITCHEN			
ROOMS	5	1.00	FLOOR COVER	13	COMB	1.00	E	BAS	L	BASE AREA	224	2006	236.99	53,086	BATHS			
BEDROOMS	2	1.00	INT FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	224	2006	215.52	48,276	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	64		42.25	2,704	ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	F	FPL	O	FIREPLACE	1		8,594.30	8,594				
TOT FIXTURES	7	\$6,283																
# UNITS	1	1.00																
																EFF.YR/AGE	1990 / 32	
																COND	25 25%	
																FUNC	0	
																ECON	0	
																DEPR	25 % GD 75	
																RCNLD	\$355,300	