Key: 6718

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,415

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURPHY DAVID P & KATHLEEN A 114 GILSON RD SCITUATE, MA 02066	60-2-2-0	114 GILSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURPHY DAVID P & KATHLEEN	05/24/2017	O	705,000	48462-301
KIRWAN DENNIS J & LAURE M	06/30/2004	QS	560,000	28576-27
DUNN SUSANNE D	01/09/1996	QS	228,000	14071-238

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

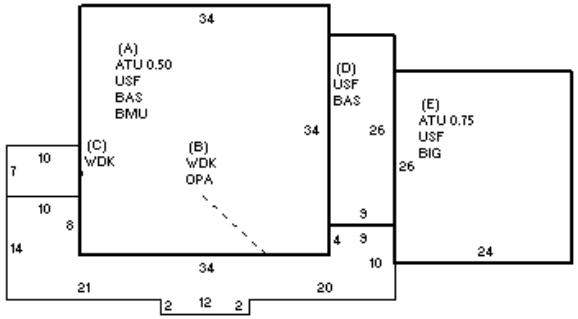
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-249	05/04/2020	2	ADDITIONS	233,500	08/04/2020	JD	100	50
20-249	05/04/2020	2	ADDITIONS	233,500	03/23/2021	JD	100	100
18-397	06/19/2018	2	ADDITIONS	280,000	06/03/2019	TCK	100	98
06-057	02/07/2006	3	ALTERATIONS				100	100
06-042	01/19/2006	3	ALTERATIONS	36,000	09/05/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,850	CLF 1.00	100 1.00	100 1.00	572,000	1.43	100 1.00	R05 1.30			503,440

TOTAL	26,833 SF	ZONING		FRNT	128
Ngh	CLIFFS	NOTE	c/w 60-2-3		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	503,400	457,700
BUILDING	910,000	842,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,413,400**	**1,300,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/23/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/3/2019	TCK
LIST	3/23/2021	EST
REVIEW	3/23/2021	JD

YEAR BLT	1971	SIZE ADJ	1.000
NET AREA	3,404	DETAIL ADJ	1.030
$NLA(RCN)	$281	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$10,877
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,156		54.41	62,898
+	USF	L	UPPER STORY FIN	2,014	1971	209.22	421,367
+	ATU	N	ATTIC UNF	1,046		44.40	46,442
B	OPA	N	OPEN PORCH	458		61.80	28,304
+	WDK	N	WOOD DECK	528		46.08	24,330
+	BAS	L	BASE AREA	1,390	1971	230.06	319,789
E	BIG	N	BUILT-IN GARAGE	624		51.78	32,312
	F21	O	FPL 2S 1OP	1		9,886.80	9,887
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,658.40	1,658

TOTAL RCN	957,865

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5	
COND	5 5 %	
FUNC	0	
ECON	0	
DEPR	5	% GD 95
RCNLD		$910,000