Key: 6719

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,416

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEAHY CHRISTIAN P &	60-2-4-0	110 GILSON RD
JOHNSON DENSMORE PAUL III		
110 GILSON RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEAHY CHRISTIAN P &	06/17/2022	QS	760,000	(134028)
MEEHAN JOHN J, CATHERINE	08/19/1987	QS		(75749)
KING WILLIAM H & KATHLEEN	01/01/1978	XX		(C00058312)

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	%
		7	OTHERS		08/09/2023	JD	100	100
06-368	06/22/2006	3	ALTERATIONS	2,650	08/06/2007	SJ	100	100
98-142	04/15/1998	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,225	CLF 1.00	100 1.00	100 1.00	572,000	1.41	100 1.00	R05 1.30			504,110

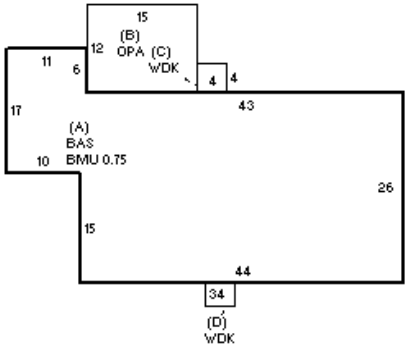
TOTAL	27,225 SF	ZONING		FRNT	94
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	504,100	458,300
BUILDING	213,600	204,100
DETACHED	6,600	6,300
OTHER	0	0
TOTAL	**724,300**	**668,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	50 0.50		1998	240	54.75	6,600

PHOTO 08/09/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/9/2023	JD
LIST	8/9/2023	EST
REVIEW	3/15/2011	ER

YEAR BLT	1954	SIZE ADJ	1.000
NET AREA	1,320	DETAIL ADJ	0.850
$NLA(RCN)	$238	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,040
# 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	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	990		47.28	46,806
A	BAS	L	BASE AREA	1,320	1954	187.60	247,634
B	OPA	N	OPEN PORCH	180		51.50	9,270
+	WDK	N	WOOD DECK	28		38.39	1,075
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	314,106
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1971 / 51		
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	$213,600		