

Key: 6723

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.419

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARLINO DEBRAH H TR & ANDREW R TR 104 GILSON RD SCITUATE, MA 02066				60-2-6-0				104 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARLINO DEBRAH H TR & CARLINO ANDREW R & DEBRA				09/09/2019	F	1	51612-174				
				04/12/2007	QS	1,337,500	34379-45				
BURKE JAMES D & JOAN W				02/20/2007	F	1	34133-184				

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	%
23-336	04/19/2023	1	NEW CONST	100,500	06/02/2023	NC	20	20
11-120	03/22/2011	3	ALTERATIONS	32,000	08/09/2011	SJ	100	100
11-120	03/22/2011	3	ALTERATIONS	32,000	08/30/2012	SJ	100	100
		1	NEW CONST		08/06/2007	SJ	100	100
		1	NEW CONST		08/30/2006	SJ	100	100

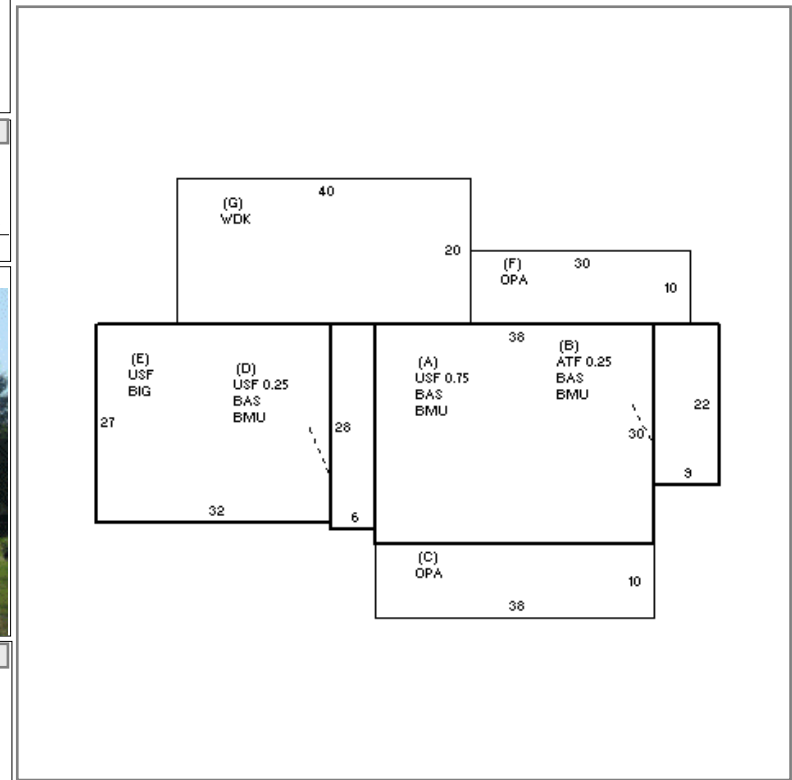
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CLF 1.00	100	1.00	572,000	1.00	100	1.00	R05	1.30	525,250
300	A	0.000	CLF 1.00	100	1.00	25,740	1.00	100	1.00	R05	1.30	

TOTAL	40,004 SF	ZONING	FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	525,300	477,500
Inf1	FACTOR 100		BUILDING	1,023,200	855,400		
Inf2	PHY 100		DETACHED	40,800	29,400		
			OTHER	0	0		
			TOTAL		1,589,300	1,362,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	+	1.10	10 0.90	2011	910	36.59	30,000
SHF	A	1.00	10 0.90	2011	64	17.03	1,000
GFL	A	1.00	80 0.20 UC 26X16+8X	2022	576	84.64	9,800



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



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/30/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/5/2023	MR
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,218,081
NET AREA	3,317	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,506		59.65	89,828		
\$NLA(RCN)	\$367	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,506	2006	299.13	450,488		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,761	2006	272.03	479,037		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	50	2006	193.28	9,664		
				FLOOR COVER	13	COMB	1.00	+	OPA	N	OPEN PORCH	680		72.10	49,028		
				INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	864		63.21	54,617		
				HEATING/COOLING	11	HW/COOL AIR	1.04	G	WDK	N	WOOD DECK	800		53.76	43,008		
				FUEL SOURCE	99	N/A	1.00		WDK	N	WOOD DECK	96		53.75	5,160		
									FPL	O	FIREPLACE	1		10,938.20	10,938		
									FPL	O	FIREPLACE	1		10,938.20	10,938		
																EFF.YR/AGE	2006 / 16
																COND	16 16%
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,023,200