

Key: 6729

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.425

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WINTERS CHRISTINA A TR 88 GILSON RD SCITUATE, MA 02066				60-2-11-0				88 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WINTERS CHRISTINA A TR				10/23/2013	F	100		43743-170			
WINTERS CHRISTINA A				06/11/2010	QS	379,000		38616-15			
KENNEDY GEORGE H & AGNES				01/01/1977	QS	4139-663					

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	%
04-725	05/11/2004	3	ALTERATIONS	13,700	09/14/2004	SJ	100	100

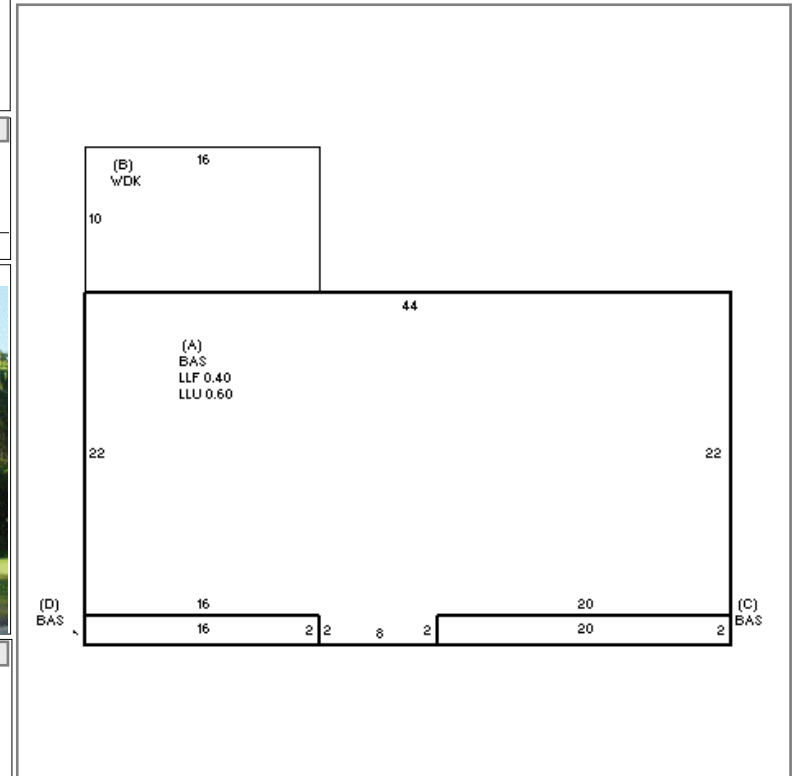
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000	CLF 1.00	100	1.00	100	1.00		R05	1.30		489,130

TOTAL	18,992 SF	ZONING		FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE		LAND	489,100	444,700		
Infl1	FACTOR 100		BUILDING	143,300	133,300			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	632,400	578,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/1/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.000
NET AREA	1,450	DETAIL ADJ	1.020
\$NLA(RCN)	\$225	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,080	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	590		59.49	35,099
EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	394	1975	141.34	55,687
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	160		38.40	6,144
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,056	1975	204.91	216,385
FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	325,634
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$143,300