

Key: 6731

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.427

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| FLAHERTY JOSEPH P.O. BOX 417 SOMERVILLE, MA 02143 | | | | 60-2-15-0 | | | | 78 GILSON RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| FLAHERTY JOSEPH | | | | 05/03/1989 | A | 15,000 | 9120-175 | | | | |
| FLAHERTY VIRGINIA L | | | | 01/01/1974 | QS | | 3943-81 | | | | |
| WARREN ANNE | | | | 01/01/1962 | XX | | 2865-436 | | | | |

| 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 | % |
| | 09/14/2022 | 7 | OTHERS | | 09/14/2022 | JD | 100 | 50 |
| | 09/14/2022 | 7 | OTHERS | | 08/28/2023 | JD | 50 | 50 |
| | | 7 | OTHERS | | 08/04/2020 | JD | 100 | 50 |
| 00-270 | 06/20/2000 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 6 | CYCL GROWTH | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 12,479 | CLF | 1.00 | 100 | 1.00 | 100 | 1.00 | R05 | 1.30 | | 475,520 |

| TOTAL | 12,458 SF | ZONING | FRNT | 58 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | CLIFFS | NOTE | LAND | 475,500 | 432,300 | | |
| Inf1 | FACTOR 100 | | BUILDING | 114,400 | 101,700 | | |
| Inf2 | PHY 100 | | DETACHED | 6,500 | 6,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 596,400 | 540,200 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| DGF | A | 1.00 | 70 0.30 | | 460 | 47.13 | 6,500 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 8/4/2020 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/4/2020 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 9/14/2022 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1908 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 859 | DETAIL ADJ | 1.236 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 472 | | 62.22 | 29,370 |
| \$NLA(RCN) | \$360 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 171 | 1908 | 281.96 | 48,215 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 688 | 1908 | 310.05 | 213,317 |
| | | | | ROOF COVER | 2 | WOOD SHINGLES | 1.01 | E | EPA | N | ENCLOSED PORCH | 72 | | 90.19 | 6,494 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | + | WDK | N | WOOD DECK | 228 | | 38.40 | 8,755 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 309,117 | CONDITION ELEM | CD |
|------------|-----------|----------------|----|
| | | EXTERIOR | P |
| | | INTERIOR | F |
| | | KITCHEN | F |
| | | BATHS | F |
| | | HEAT | A |
| | | ELECT | A |
| EFF.YR/AGE | | 1960 / 62 | |
| COND | 48 | 48 % | |
| FUNC | 15 | uc | |
| ECON | 0 | | |
| DEPR | 63 | % GD | 37 |
| RCNLD | \$114,400 | | |

