

Key: 6732

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.428

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ALLAN THOMAS A & SANDRA 76 GILSON ROAD SCITUATE, MA 02066				60-2-16-0				76 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLAN THOMAS A & SANDRA				01/01/1973	QS		3838-145				
WARREN ANNE				01/01/1962	XX		2865-436				
MACDONALD BEATRICE GODDEN				01/01/1924	XX		1436-387				

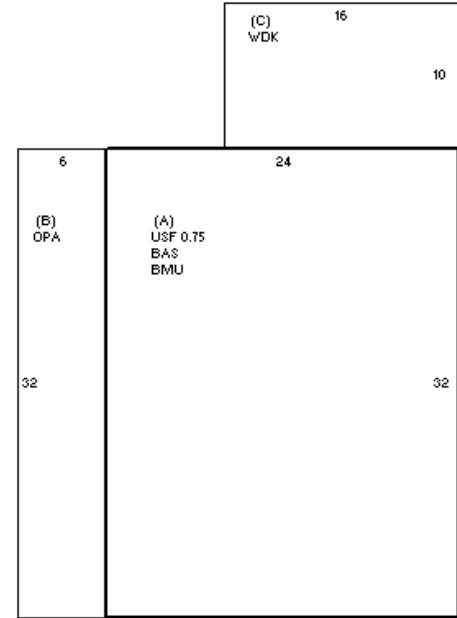
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-319	07/15/2008	7	OTHERS	11,800	08/25/2009	SJ	100	100
08-319	07/15/2008	7	OTHERS	11,800	08/31/2010	SJ	100	100
02-244	05/13/2002	1	NEW CONST				100	100
02-178	04/02/2002	4	DEMO				100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,002	CLF 1.00	100	1.00	100	1.00	572,000	6.92	100	1.00	R05 1.30	454,310

DETACHED

TOTAL	5,009 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	454,300	413,000		
Inf1	FACTOR 100		BUILDING	305,100	274,900		
Inf2	PHY 100		DETACHED	7,900	7,500		
			OTHER	0	0		
TOTAL			767,300	695,400			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/02/2011
GFU	-	0.90	40 0.60	2008	240	54.79	7,900		

BLDG COMMENTS: FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/31/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	381,402
NET AREA	1,344	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		51.24	39,349	CONDITION ELEM	CD
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	768	2002	248.87	191,130		
CAPACITY				STORIES		ROOF SHAPE	1.00	A	USF	L	UPPER STORY FIN	576	2002	226.32	130,359	EXTERIOR	
				ROOMS	7	ROOF COVER	1.00	B	OPA	N	OPEN PORCH	192		51.50	9,888	INTERIOR	
				BEDROOMS	3	FLOOR COVER	1.00	C	WDK	N	WOOD DECK	160		38.40	6,144	KITCHEN	
				BATHROOMS	1	INT FINISH	1.00									BATHS	
				# 1/2 BATHS	1	HEATING/COOLING	1.03									HEAT	
				TOT FIXTURES	5	FUEL SOURCE	1.00									ELECT	
				# UNITS	1												
																EFF.YR/AGE	2002 / 20
																COND	18 18%
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$305,100