Key: 6735

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,431

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KERNS BRIAN 64 GILSON RD SCITUATE, MA 02066	60-2-20-0	64 GILSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KERNS BRIAN	12/03/2008	S	230,000	36577-119
ROCKLAND TRUST CO	11/19/2008	L	215,000	36543-118
MAVRELION MICHAEL J & JUL	12/06/2002	QS	315,000	23612-120

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

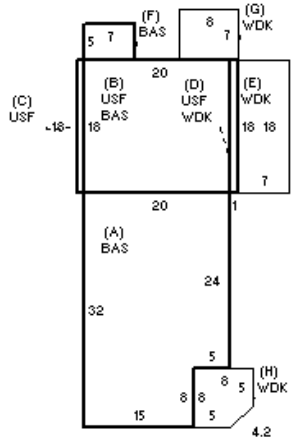
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-079	03/18/2009	3	ALTERATIONS	2,000	08/25/2009	SJ	100	100
08-609	12/10/2008	3	ALTERATIONS	5,000	08/25/2009	SJ	100	100
03-268	05/22/2003	3	ALTERATIONS	7,850	09/14/2004	SJ	100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	CLF 1.00	100 1.00	100 1.00	572,000	6.92	100 1.00	R05 1.30			454,300

TOTAL	5,000 SF	ZONING		FRNT	78
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	454,300	413,000
BUILDING	217,200	205,200
DETACHED	5,200	5,000
OTHER	0	0
TOTAL	**676,700**	**623,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	70 0.30			240	49.28	3,500
SHF	+ 1.10	10 0.90			120	15.32	1,700

PHOTO 11/02/2011

BLDG COMMENTS

FY12 STYLE CHANGE FROM CONV TO COLONIAL.

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2009	PL
LIST	10/1/2009	EST
REVIEW	3/15/2011	ER

YEAR BLT	1951	SIZE ADJ	1.000
NET AREA	1,391	DETAIL ADJ	1.000
$NLA(RCN)	$226	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,400
# 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	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	995	1951	217.76	216,668
+	USF	L	UPPER STORY FIN	396	1951	198.03	78,418
+	WDK	N	WOOD DECK	260		38.40	9,984
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	314,751
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$217,200