

Key: 6736

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.432

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PHIPPS JOHN A, MARY C, STILLIGS PRICILLA & ROBERT V 1417 COMANCHE DR ALLEN, TX 75013				60-2-21-0				62 GILSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PHIPPS JOHN A, MARY C,				07/23/2021	F	1 55359-279					
PHIPPS JOHN A, MARY C, PR				10/16/2014	F	1 44848-104					
PHIPPS JOSEPHINE C TRS				10/15/1993	F	1 12295-28					

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	%
91-404	08/08/1991	7 3	OTHERS ALTERATIONS		08/28/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,400	CLF 1.00	100 1.00	100 1.00	572,000	6.43	100 1.00	R05	1.30		455,800

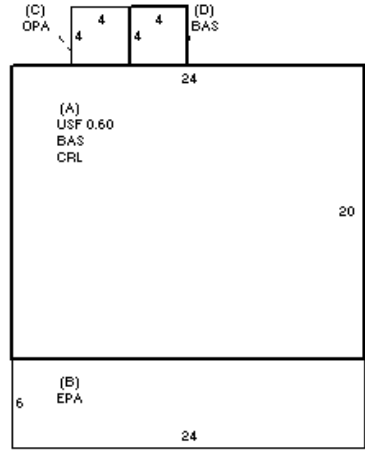
TOTAL	5,400 SF	ZONING	NOTED	FRNT	67	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS					LAND 455,800	414,400	
Inf1	FACTOR 100					BUILDING 120,400	50,800	
Inf2	PHY 100					DETACHED 1,200	200	
						OTHER 0	0	
						<b>TOTAL 577,400</b>	<b>465,400</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X10		120	13.93	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2009	PL
MODEL	1		RESIDENTIAL	LIST	10/1/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/28/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	784	DETAIL ADJ	0.935
\$NLA(RCN)	\$274	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.6	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$3,740
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	480		13.79	6,619
A	USF	L	UPPER STORY FIN	288	1920	220.28	63,442
B	EPA	N	ENCLOSED PORCH	144		90.20	12,989
C	OPA	N	OPEN PORCH	16		51.50	824
+	BAS	L	BASE AREA	496	1920	242.23	120,148
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	215,043
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	F
ELECT	A

EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$120,400