

Key: 6744

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.440

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COUTU TODD & LYNCH MALACHY 38 GILSON RD SCITUATE, MA 02066				60-2-30-0				38 GILSON RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				COUTU TODD & COUTO TODD & MAZZONE JOHN P & KIMBERLE				06/30/2015	QS	881,500	45741-32
				06/30/2015	F	881,500	(122057)				
				05/30/2014	F	1	(120473)				

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	%
13-092	02/28/2013	4	DEMO		06/05/2013	SJ	100	100
13-092	02/28/2013	1	NEW CONST	297,000	06/05/2013	SJ	100	100
90-752	12/21/1990	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CLF 1.00	100	1.00	100	1.00	100	1.00	R05	1.30	525,250
300	A	0.992	CLF 1.00	100	1.00	100	1.00	100	1.00	R05	1.30	22,980

DETACHED

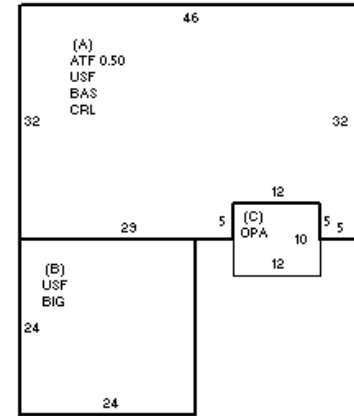
TOTAL	1.910 Acres	ZONING	FRNT	178	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE C/W 30R.... WETLANDS	LAND	548,200	499,600		
Inf1	FACTOR 100		BUILDING	820,700	773,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,368,900	1,272,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/28/2011

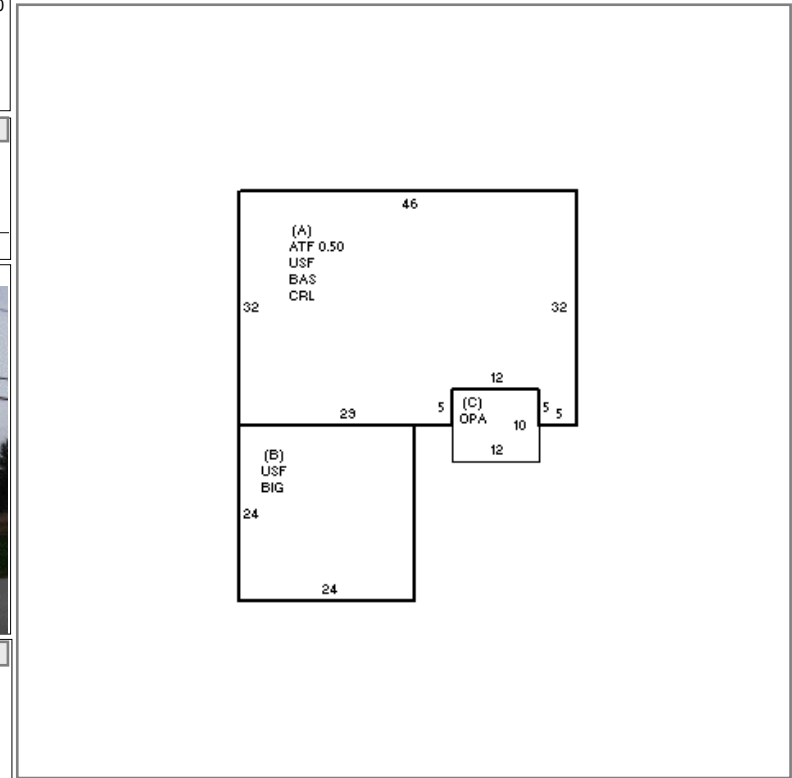


BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/5/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/5/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/7/2014	RJM
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	2013	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	901,898
NET AREA	4,106	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	1,412		11.58	16,357	CONDITION ELEM	CD
\$NLA(RCN)	\$220	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,412	2013	225.63	318,596	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	USF	L	UPPER STORY FIN	1,988	2013	205.19	407,920	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	706	2013	145.78	102,924	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	B	BIG	N	BUILT-IN GARAGE	576		52.71	30,360	BATHS	A
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	120		61.80	7,416	HEAT	A
				HEATING/COOLING	9	WARM/COOL AIR	1.03	GFP	O	O	GAS FIREPLACE	1		6,667.20	6,667	ELECT	A
				FUEL SOURCE	2	GAS	1.00	WPL	O	O	WHIRLPOOL-ADD	1		2,758.80	2,759		

EFF.YR/AGE	2013 / 9
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$820,700