Key: 6746

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,442

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FITCH BRANDON J & MURPHY KAREN M 26 GILSON RD SCITUATE, MA 02066	60-2-31-0	26 GILSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FITCH BRANDON J &	03/31/2020	QS	822,000	(130029)
LOYOT ROBERT P & AMELIE J	09/27/2002	QS	540,000	(102108)
LEACH ROBERT & VOELGER MA	05/03/1993	XX		(C00084539)

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

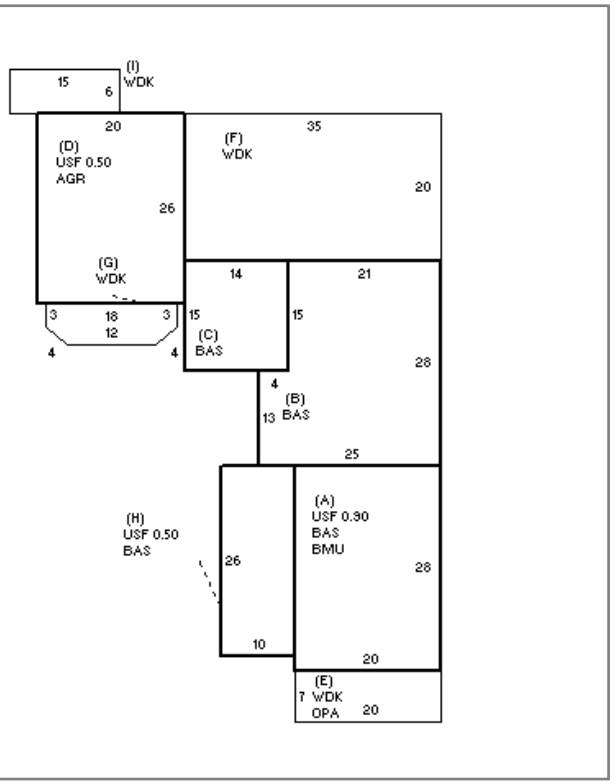
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0802	07/26/2022	3	ALTERATIONS	8,000	05/23/2023	NC	100	100
13-705	10/16/2013	3	ALTERATIONS	5,000	09/29/2014	RJM	100	100
		2	ADDITIONS		07/21/2005	SJ	100	100
04-177	04/01/2004	2	ADDITIONS	42,500	09/07/2004	SJ	100	100
98-75	03/12/1998	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,370	CLF 1.00	100 1.00	100 1.00	572,000	1.56	100 1.00	R05 1.30			499,090

TOTAL	24,370 SF	ZONING		FRNT	85
Ngh	CLIFFS	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	499,100	453,700
BUILDING	562,700	500,600
DETACHED	8,400	8,100
OTHER	0	0
TOTAL	**1,070,200**	**962,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8	1992	96	14.95	1,000
HTB	A 1.00	30 0.70			1	5,181.80	3,600
BBL	A 1.00	30 0.70	16X8		128	42.12	3,800

PHOTO 05/23/2023

BLDG COMMENTS

LEGAL ACCESSORY DWELLING

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/1/2021	JD
LIST	5/3/2011	EST
REVIEW	6/30/2023	MR

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,564	DETAIL ADJ	1.155
$NLA(RCN)	$289	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	9	$9,148
# UNITS	2	1.02

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	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	560		63.49	35,555
+	USF	L	UPPER STORY FIN	894	1970	223.34	199,665
+	BAS	L	BASE AREA	1,670	1970	245.59	410,139
D	AGR	N	ATT GARAGE	520		48.03	24,973
E	OPA	N	OPEN PORCH	140		56.65	7,931
+	WDK	N	WOOD DECK	1,023		42.24	43,211
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	ODS	O	OUT DOOR SHOWER	1		1,705.00	1,705

TOTAL RCN	740,337

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U

EFF.YR/AGE	1991 / 31	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$562,700