

Key: 6747

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.443

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FORBES RAYMOND EDWARD TR & ROBINSON ELIZABETH ANNE TR				60-2-32-0				18 GILSON RD			
18 GILSON RD				SCITUATE, MA 02066							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORBES RAYMOND EDWARD TR				03/12/2021	F	100	54565-229				
ROBINSON ELIZABETH ANNE &				08/30/2006	A	-100	33272-328				
ROBINSON WILLIAM W & CARO				12/16/2004	H	330,000	29673-197				

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	%
07-584	09/24/2007	4	DEMO		08/07/2008		100	100
07-584	09/24/2007	1	NEW CONST	210,000	08/07/2008	SJ	100	100
07-584	09/24/2007	1	NEW CONST	210,000	06/04/2009	SJ	100	100

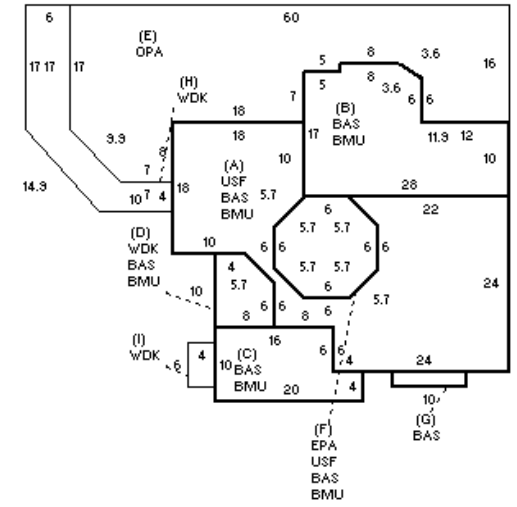
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	CLF	1.00	100	1.00	100	1.00	R05	1.30		491,060

TOTAL	20,000 SF	ZONING	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	491,100	446,400
Inf1	FACTOR 100		BUILDING	1,040,000	869,000		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,531,300</b>	<b>1,315,600</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70		20	17.03	200	11/03/2008



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2009	SJ
MODEL	1		RESIDENTIAL	LIST	6/4/2009	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	3/15/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
FY12 STYLE CHANGE FROM CONV TO NEW STYLE.

G

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,209,284
NET AREA	2,708	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,668		58.47	97,525		
\$NLA(RCN)	\$447	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,020	2008	342.89	349,751		
				ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	925		72.10	66,693		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	EPA	N	ENCLOSED PORCH	164		126.28	20,710		
				FLOOR COVER	13	COMB	1.00	+	BAS	L	BASE AREA	1,688	2008	377.06	636,472		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	290		53.76	15,590		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		11,534.60	11,535		
				FUEL SOURCE	99	N/A	1.00										

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$1,040,000