

Key: 6876

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.570

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CAIRNS MICHAEL D & FLANAGAN SIOBHAN 131 GILSON RD SCITUATE, MA 02066				64-1-6-0				131 GILSON RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
				11/20/2015	QS	1,135,000	46296-4					
				05/30/2014	QS	1,075,000	44373-16					
				08/27/2010	H	291,000	38898-226					

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	%
10-404	09/02/2010	4	DEMO		05/31/2011	SJ	100	100
10-384	08/26/2010	1	NEW CONST	290,000	05/31/2011	SJ	100	100
10-384	08/26/2010	1	NEW CONST	290,000	08/31/2012	SJ	100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	CLF 1.00	100	1.00	1,320,000	3.58	100	1.00	WV6	3.00	1,083,580

TOTAL	10,000 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	1,083,600	985,100
Inf1	FACTOR 100		BUILDING	987,000	821,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>2,070,600</b>	<b>1,806,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2023	JD
MODEL	1		RESIDENTIAL	LIST	2/7/2023	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,108,954
NET AREA	2,669	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	893		60.71	54,212		
\$NLA(RCN)	\$415	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,276	2011	374.12	477,375		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,393	2011	340.22	473,927		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	169		72.10	12,186		
				FLOOR COVER	12	COMB	1.00	+	BMF	N	BSMT FINISH-SEP	500		85.22	42,612		
				INT FINISH	1	PLASTER	1.00	D	PTA	N	PATIO	234		20.86	4,882		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	250		53.76	13,440		
				FUEL SOURCE	2	GAS	1.00	+	BMG	O	BSMT GARAGE	2		3,487.40	6,975		
									GFP	O	GAS FIREPLACE	1		7,778.40	7,778		
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		7	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		2	1.00														
TOT FIXTURES		10	\$15,568														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2011 / 11
																COND	11 11 %
																FUNC	0
																ECON	0
																DEPR	11 % GD 89
																RCNLD	\$987,000

