

Key: 7232

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.914

LEGAL

LAND

DETACHED

BUILDING

INDING

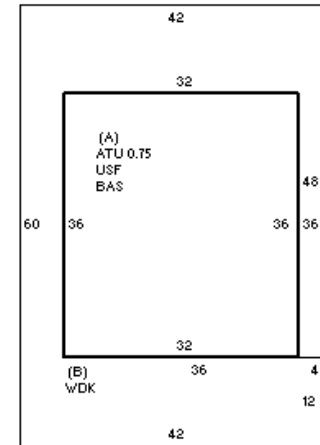
CURRENT OWNER				PARCEL ID				LOCATION			
GIBBONS MICHAEL & MERRILL TRS 41 MT VERNON STREET BRAINTREE, MA 02184				70-2-16-0				146 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIBBONS MICHAEL & MERRILL				02/05/2019	F	100	50786-275				
GIBBONS MICHAEL J & MERRI				02/05/2019	F	100	50786-271				
GIBBONS MICHAEL & MERRILL				10/15/1993	F	1	12297-126				

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	%
21-1558	12/15/2021	1	NEW CONST	460,000	06/01/2023	NC	100	100
21-1558	12/15/2021	1	NEW CONST	460,000	06/15/2022	JD	100	50
90-99	03/26/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,585	HUM	1.00	100	1.00	100	1.00	1.00	RV2	1.25	435,250

TOTAL	4,585 SF	ZONING		FRNT	107	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE	LAND	435,300	395,700			
Inf1	FACTOR 100		BUILDING	739,600	318,200			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,174,900</b>	<b>713,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/15/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	NC
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	739,579		
NET AREA	2,304	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	1,152	2022	277.82	320,054	CONDITION ELEM	CD		
\$NLA(RCN)	\$321	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,152	2022	252.65	291,056	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	864		51.80	44,755	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	1,368		53.76	73,543	KITCHEN	A		
				FLOOR COVER	12	COMB	1.00									BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$739,600