

Key: 7370

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.046

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GATELY JOSEPH M III, KELLY A & MICHAEL TRS				71-6-10-0				27 MANCHESTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
C/O KELLY A GATELY TR 7 CONANT ROAD, UNIT 64 WINCHESTER, MA 01890				10/30/2018	F		1 50461-301				
				01/01/1943	QS		1837-31				

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	%
91-669	11/01/1991	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	HUM	1.00	100	1.00	100	1.00	WF7	1.70		605,060

TOTAL	7,492 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	605,100	517,700
Inf1	FACTOR 100		BUILDING	169,100	158,800		
Inf2	PHY 100		DETACHED	8,800	8,400		
			OTHER	0	0		
					TOTAL	783,000	684,900

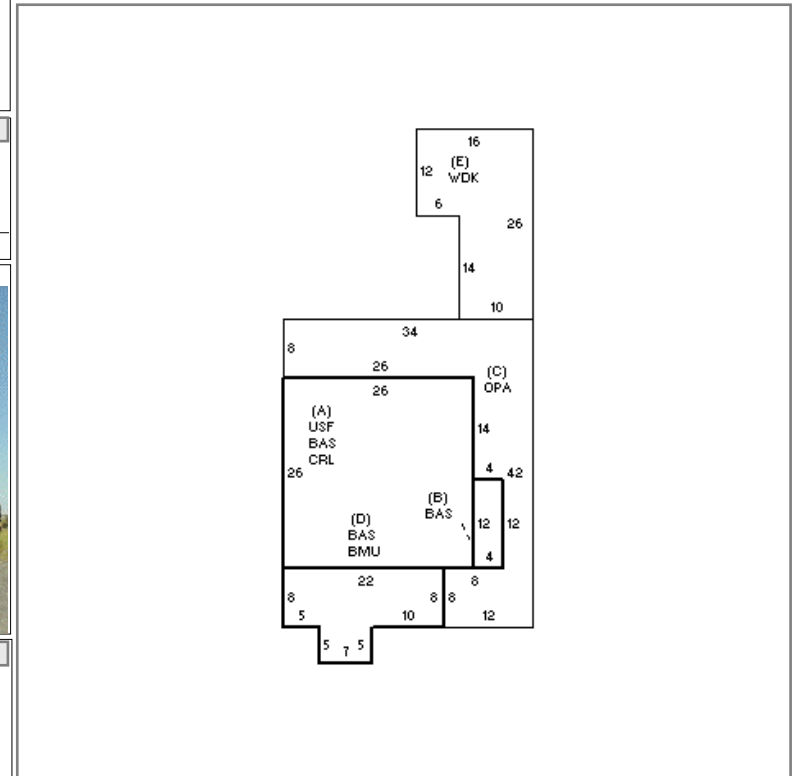
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	50 0.50		396	44.51	8,800



BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

BUILDING	CD	ADJ	DESC	MEASURE	4/8/2010	PL
MODEL	1		RESIDENTIAL	LIST	4/8/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/9/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1937	SIZE ADJ	1.000
NET AREA	1,611	DETAIL ADJ	1.224
\$NLA(RCN)	\$292	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	676		10.91	7,377
A	USF	L	UPPER STORY FIN	676	1937	234.17	158,300
+	BAS	L	BASE AREA	935	1937	257.50	240,765
C	OPA	N	OPEN PORCH	528		51.50	27,192
D	BMU	N	BSMT UNFINISHED	211		48.88	10,313
E	WDK	N	WOOD DECK	332		38.40	12,749
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	469,831
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$169,100