

Key: 7628

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.301

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|------------------|--|--|--|
| GACICIA ALAN P TR & WILBUR SUSAN A TR C/O ALAN GACICIA TR 138 RIVER ST MARSHFIELD, MA 02050 | | | | 73-9-6-0 | | | | 8 OCEAN FRONT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GACICIA ALAN P TR & GACICIA ALAN; WILBUR SUSA | | | | 09/12/2013 | A | 650,000 | (119580) | | | | |
| GACICIA ALAN; WILBUR SUSA | | | | 06/15/2011 | F | 1 | (116144) | | | | |
| GACICIA PETER P JR & NORM | | | | 06/15/2011 | F | 1 | (116143) | | | | |

| 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 | % |
| 91-258 | 06/17/1991 | 3 | ALTERATIONS | | | | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |

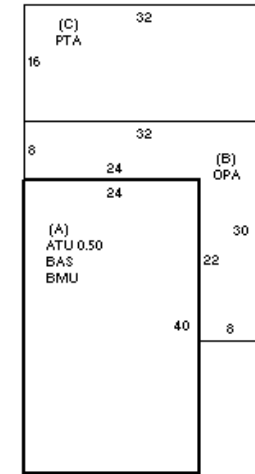
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|-----|------|------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 6,575 | HUM | 1.00 | 100 | 1.00 | 100 | 1.00 | 748,000 | 5.33 | 100 | 1.00 | WF7 | 1.70 | | 601,300 |

| TOTAL | 6,578 SF | ZONING | FRNT | 45 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | | | LAND | 601,300 | 514,500 |
| Inf1 | FACTOR 100 | | BUILDING | 224,600 | 199,700 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 825,900 | 714,200 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BLDG COMMENTS |
|---------------|
| |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/9/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/9/2010 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/7/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1964 | SIZE ADJ | 1.000 |
|--------------|-------|------------|---------|
| NET AREA | 960 | DETAIL ADJ | 0.850 |
| \$NLA(RCN) | \$316 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.5 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 3 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| # 1/2 BATHS | | 0 | 1.00 |
| TOT FIXTURES | | 3 | \$2,040 |
| # UNITS | | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 960 | | 47.70 | 45,791 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 960 | 1964 | 205.52 | 197,299 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | 480 | | 37.00 | 17,760 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 432 | | 51.50 | 22,248 |
| FLOOR COVER | 34 | COMB | 1.00 | C | PTA | N | PATIO | 512 | | 14.90 | 7,629 |
| INT FINISH | 1 | PLASTER | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 2,491.00 | 2,491 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |
| FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |

| TOTAL RCN | 303,497 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1985 / 37 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$224,600 |