

Key: 969

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 903

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GUILMETTE LARRY GENE & JANET REED 49 HUGHEY RD SCITUATE, MA 02066				48-2-9-0				49 HUGHEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GUILMETTE LARRY GENE & KVS REALTY LLC				10/27/2016	QS	450,000	(124294)				
MCSOLLA JEAN				08/15/2016	U	300,000	(123912)				
				06/23/1981	QS		(65063)				

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	%
17-183	04/05/2017	3	ALTERATIONS	12,000	08/03/2017	SJ	100	100

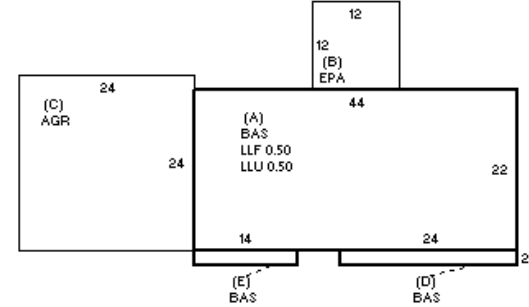
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,324	SC 1.00	100	1.00	396,000	1.76	100	1.00	R04	0.90	341,690

TOTAL	21,324 SF	ZONING	FRNT	313	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE IN M49. DEATH CERT FOR ROBERT P MCSOLLA...	LAND	341,700	327,900		
Inf1	FACTOR 100		BUILDING	275,800	245,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	617,500	573,400		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/27/2009	PL
MODEL	1		RESIDENTIAL	LIST	4/27/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/10/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	367,718		
NET AREA	1,528	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	484		60.78	29,419	CONDITION ELEM CD			
\$NLA(RCN)	\$241	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	484	1963	144.41	69,895	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	144		90.20	12,989	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	576		42.64	24,563	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+ BAS	L	BASE AREA	1,044	1963	209.37	218,579	BATHS				
				INT FINISH	99	N/A	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT				
				HEATING/COOLING	11	HW/COOL AIR	1.04												
				FUEL SOURCE	2	GAS	1.00												
																		ELECT	
																		EFF.YR/AGE	1988 / 34
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$275,800