

Key: 10986

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.511

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MULLEN GREGORY & VALERIYA S 61 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-2-C				61 GANNETT PASTURE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MULLEN GREGORY & VALERIYA				11/12/2009	S	475,000	37913-91				
BANK OF NEW YORK MELLON				09/10/2009	L	580,308	37704-80				
HAZEN CYNTHIA B				10/16/2003	F		26807-83				

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	%
97-81	03/05/1997	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

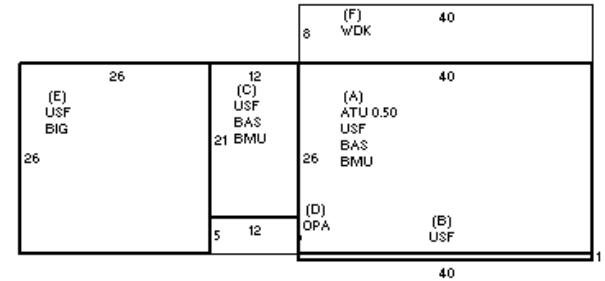
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1,932	NS 1.00	100	1.00	10,098	1.00	60	0.60	R03	0.85	19,510

DETACHED

TOTAL	2.850 Acres	ZONING	FRNT 496	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE INFL3=CELL TOWER	LAND	362,900	350,400	
Infl1	FACTOR 100		BUILDING	634,600	588,900	
Infl2	PHY 100		DETACHED	0	0	
			OTHER	0	0	
TOTAL				997,500	939,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/3/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/3/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]	FY12 FR- VG TO PLUS		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	803,341		
NET AREA	3,300	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,292		48.53	62,704	CONDITION ELEM	CD		
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,292	1998	209.79	271,050				
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	520	40.70	21,164				
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	2,008	1998	190.78	383,092					
ROOMS	8	1.00	FLOOR COVER	13	COMB	1.00	D	OPA	N	OPEN PORCH	60		56.65	3,399					
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	676		46.26	31,274					
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	320		42.24	13,517					
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063					
TOT FIXTURES	9	\$8,078																	
# UNITS	1	1.00																	
																		EFF.YR/AGE	2000 / 22
																		COND	20 20 %
																FUNC	0		
																ECON	0		
																DEPR	21 % GD 79		
																RCNLD	\$634,600		