

Key: 10987

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.512

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SMITH DAVID C & ANNETTE J 49 GANNETT PASTURE LN SCITUATE, MA 02066-1701				12-2-2-D				49 GANNETT PASTURE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SMITH DAVID C & ANNETTE J				01/26/1999	F	1	17081-21					
SMITH DAVID C & SIDOROWIC				01/09/1998	QS	130,000	15796-233					
LEDGEWOOD ESTATES INC				01/12/1995	QS	285,000	13372-24					

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	%
10-470	10/14/2010	3	ALTERATIONS	3,700	06/16/2011	SJ	100	100
97-80	03/05/1997	3	ALTERATIONS		03/26/2004	PJB	100	100
		1	NEW CONST				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	2,642	NS 1.00	100	1.00	8,415	1.00	50	0.50	R03	0.85	22,230

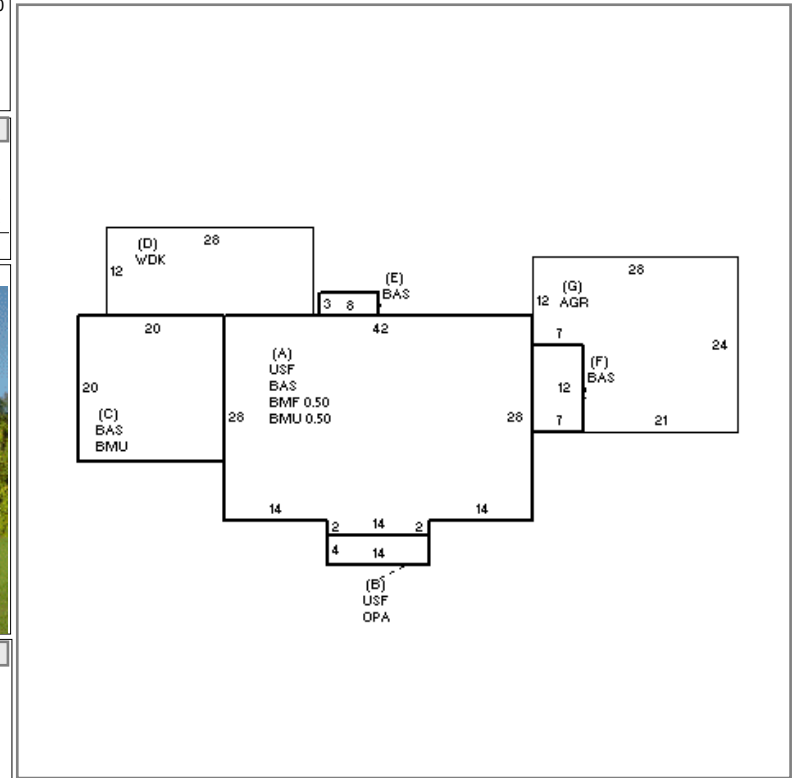
DETACHED

TOTAL	3.560 Acres	ZONING	INFL3=CELL TOWER	FRNT	47	ASSESSED	LAND 365,700	CURRENT	365,700	PREVIOUS	353,200
Ngh	NO. SCITUATE	NOTE		LAND		BUILDING	587,700	BUILDING	587,700		551,100
Infl1	FACTOR 100			DETACHED	0	DETACHED	0		0		
Infl2	PHY 100			OTHER	0	OTHER	0		0		
				<b>TOTAL</b>		<b>TOTAL</b>	<b>953,400</b>	<b>TOTAL</b>	<b>953,400</b>	<b>TOTAL</b>	<b>904,300</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 FR- VG TO PLUS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/16/2011	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	753,442		
NET AREA	2,972	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,002		46.31	46,402	CONDITION ELEM	CD		
\$NLA(RCN)	\$254	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	602		65.01	39,136	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	+	USF	L	UPPER STORY FIN	1,260	1999	193.15	243,367	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	56		56.65	3,172	KITCHEN			
				FLOOR COVER	13	COMB	1.00	D	WDK	N	WOOD DECK	336		42.24	14,192	BATHS			
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,712	1999	212.39	363,616	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	G	AGR	N	ATT GARAGE	588		46.71	27,468	ELECT			
				FUEL SOURCE	99	N/A	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009				
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1999 / 23
STORIES	2	1.00																COND	20 20 %
ROOMS	8	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	22 % GD 78
# 1/2 BATHS	1	1.00																RCNLD	\$587,700
TOT FIXTURES	9	\$8,078																	
# UNITS	1	1.00																	