

Key: 10988

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.513

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JUEDEMANN DOUGLAS R & JESSICA C				12-2-2-E				55 GANNETT PASTURE LN			
55 GANNETT PASTURE LN SCITUATE, MA 02066				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
				JUEDEMANN DOUGLAS R & MEDICI SUSAN E				08/28/2014 QS 850,000 44687-283			
				WASIELEWSKI THOMAS P				10/01/2003 A 323,350 26700-14			
								07/29/1998 P 110,000 16447-328			

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	%
19-309	05/06/2019	3	ALTERATIONS	7,000	06/27/2019	JD	100	100
18-729	10/17/2018	3	ALTERATIONS	16,000	06/27/2019	JD	100	100
		6	CYCL GROWTH		08/31/2009		100	100
97-79	03/01/1997	1	NEW CONST				100	100

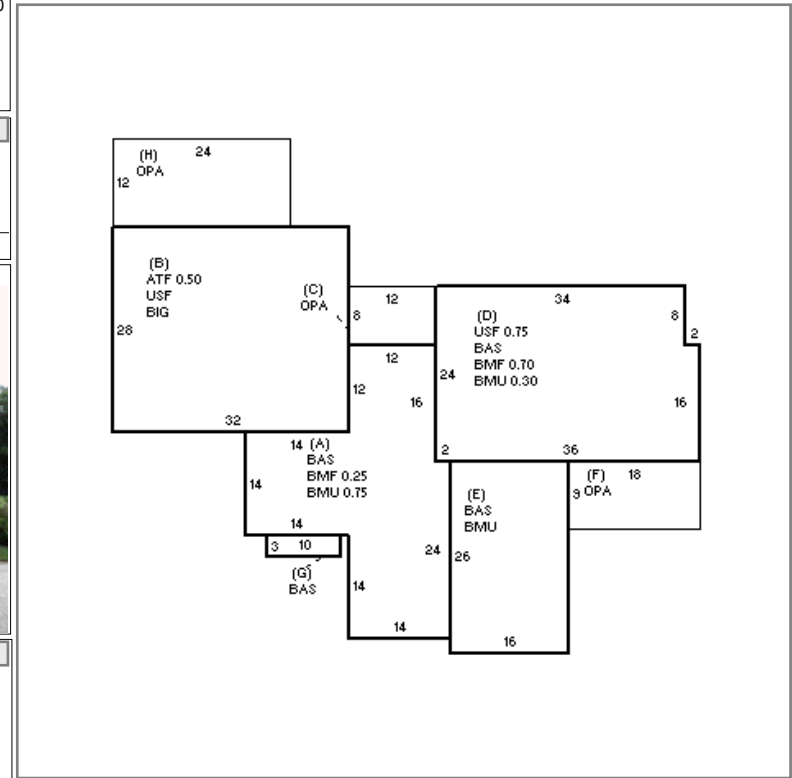
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	1.652	NS 1.00	100	1.00	11,781	1.00	70	0.70	R03	0.85	19,460

TOTAL	2.570 Acres		ZONING	FRNT	46	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE INFL3=CELL TOWER			LAND	362,900	350,400
Infl1	FACTOR 100			BUILDING	966,000	869,700		
Infl2	PHY 100			DETACHED	2,200	2,100		
				OTHER	0	0		
						TOTAL	1,331,100	1,222,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	30 0.70 15 X 28		420	7.45	2,200	06/26/2019



BLDG COMMENTS
Outside Shower



BUILDING	CD	ADJ	DESC	MEASURE	6/27/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/27/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	G	1.20	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
NET AREA	3,998	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,213		48.55	58,891
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BMF	N	BSMT FINISH-SEP	775		68.15	52,819
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	896		53.88	48,277
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,532	1999	228.43	349,951
				FLOOR COVER	13	COMB	1.00	B	ATF	L	ATTIC FINISH	448	1999	162.29	72,708
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	546		61.80	33,743
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	2,018	1999	251.19	506,896
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		13,566.00	13,566

TOTAL RCN	1,150,030	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE 2006 / 16		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$966,000	