

Key: 11102

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.564

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MCCUSKER THOMAS M & JOYCE G 50 GANNETT PASTURE LN SCITUATE, MA 02066		12-2-23-B		50 GANNETT PASTURE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCCUSKER THOMAS M & JOYCE		10/18/2005	B	536,000	(108121)
PRIMACY CLOSING CORP		10/18/2005	B		(108120)
MCCUSKER THOMAS M & JOYCE		10/18/2005	B		31546-181

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY
98-341	07/01/1998	1	NEW CONST			100

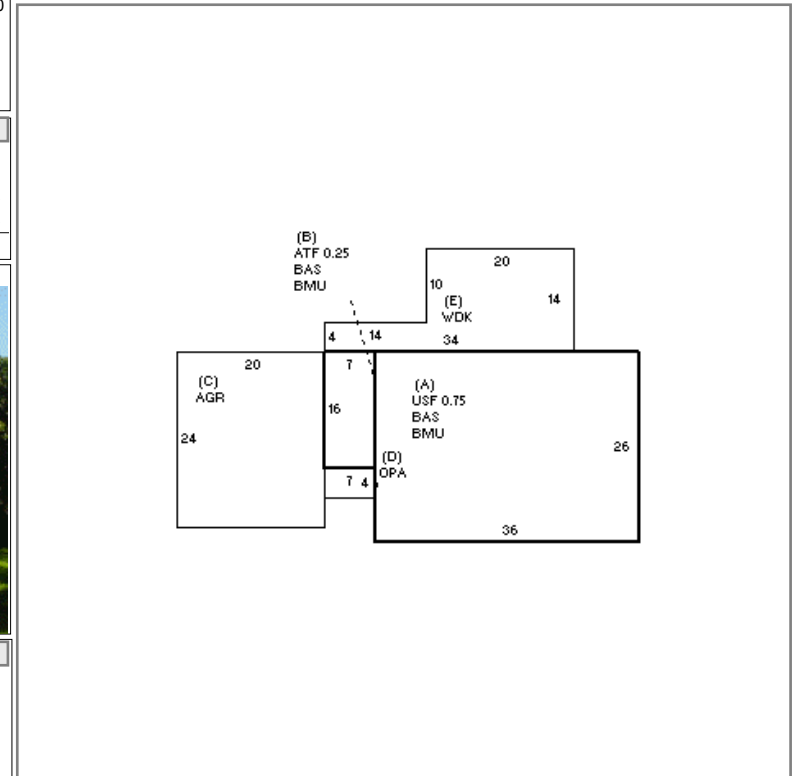
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	336,600	1.00	90	0.90	R03	0.85	309,090
300	A	2,542	NS 1.00	100	1.00	3,366	1.00	20	0.20	R03	0.85	8,560

TOTAL	3.460 Acres	ZONING	FRNT	642	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE INFL3=COMMUTER RAIL			LAND	317,700	306,200
Inf1	FACTOR 100		BUILDING	429,200	386,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						746,900	692,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/4/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1999	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	550,231		
NET AREA	1,778	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,048		51.17	53,628				
\$NLA(RCN)	\$309	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,048	1999	259.44	271,888				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1999	235.93	165,622				
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ATF	L	ATTIC FINISH	28	1999	167.63	4,694				
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	480		49.00	23,518				
				INT FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	28		56.65	1,586				
				HEATING/COOLING	11	HW/COOL AIR	1.04	E	WDK	N	WOOD DECK	336		42.24	14,192				
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063				
																		TOTAL RCN	550,231
																		CONDITION ELEM	CD
																		EXTERIOR	
																		INTERIOR	
																		KITCHEN	
																		BATHS	
																		HEAT	
																		ELECT	
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$429,200