

Key: 1389

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.337

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FAIR PATRICIA L TR & JAMES R III TR PO BOX 91 NO SCITUATE, MA 02060				14-2-40-0				182 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAIR PATRICIA L TR & FAIR JAMES R & PATRICIA				03/28/2022	F		56609-57				
RUSSELL RUTH H				04/18/1979	QS		4642-183				
				01/01/1974	XX		3930-247				

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 %

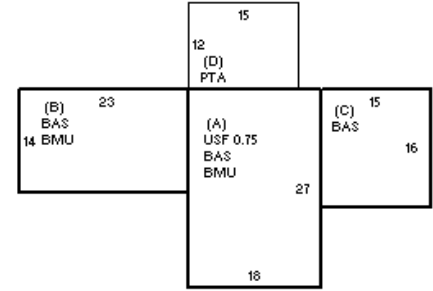
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,000	NS 1.00	100	1.00	100	1.00		R02	0.85		329,340

TOTAL	27,000 SF	ZONING		FRNT	560	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	329,300	317,000		
Inf1	FACTOR 100		BUILDING	205,100	190,900			
Inf2	PHY 100		DETACHED	19,200	18,300			
			OTHER	0	0			
				<b>TOTAL</b>	<b>553,600</b>	<b>526,200</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	-	0.90	25 0.75 GARAGE/LOFT	1985	576	44.27	19,100
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/13/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/18/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1870	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	466,239	
NET AREA	1,413	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	808		55.39	44,752	CONDITION ELEM	CD	
\$NLA(RCN)	\$330	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	365	1870	265.59	96,941	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,048	1870	292.05	306,071	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	D	PTA	N	PATIO	180		16.39	2,950	KITCHEN		
				FLOOR COVER	99	N/A	1.00		F21	O	FPL 2S 10P	1		9,062.90	9,063	BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1956 / 66
																	COND	56 56 %
																	FUNC	0
																	ECON	0
																	DEPR	56 % GD 44
																	RCNLD	\$205,100