

Key: 1452

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.399

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ALLEN DANIEL & MARGOLIS EVE 235 GANNETT RD SCITUATE, MA 02066				13-1-13-D				235 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALLEN DANIEL & MARGOLIS E				09/21/2020	QS	543,000	53468-229				
LAVANGIE DARCY A				05/28/2015	QS	435,000	45600-146				
WEIKERT DELIA HIGGS				09/04/2003	F		26418-218				

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 %
21-148	02/23/2021	3	ALTERATIONS	54,000	06/16/2021	JD	100 100
01-296	06/21/2001	3	ALTERATIONS				100 100
90-527	08/01/1990	3	ALTERATIONS				100 100
92-664	08/01/1982	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,000	NS 1.00	100	1.00	374,000	1.25	100	1.00	R02	0.85	333,790

TOTAL	31,000 SF	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	333,800	321,300
Inf1	FACTOR 100				BUILDING	291,600	259,500
Inf2	PHY 100				DETACHED	1,100	1,000
					OTHER	0	0
				TOTAL		626,500	581,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	13X8		104	14.55	1,100



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/16/2021	JD
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	10/5/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,542	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	552		58.10	32,070
\$NLA(RCN)	\$233	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	326		38.40	12,518
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,146	1976	208.69	239,161
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	132		60.59	7,998
				FLOOR COVER	24	COMB	1.00	E	LLF	L	LOWER LEVEL FIN	396	1976	143.95	57,003
				INT FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	360,031
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE 2003 / 19	
COND	18 18%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$291,600

