

Key: 1492

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.439

LEG  
A  
L

CURRENT OWNER				PARCEL ID				LOCATION				
MCCORMACK MARK A TR S/O LEO THOMAS & MARLEE 261 GANNETT RD SCITUATE, MA 02066				13-1-16-0				261 GANNETT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
LEO THOMAS & MARLEE				07/07/2023	QS	774,000	58077-325					
MCCORMACK MARK A TR				01/25/2002	QS	1	21410-301					
MCCORMACK MARK A				04/17/1998	QS	279,000	16104-333					
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	R02	0.85	343,430
300	A	1,042	NS 1.00	100	1.00	3,366	1.00	W20	0.20	R02	0.85	3,510

L  
A  
N  
D

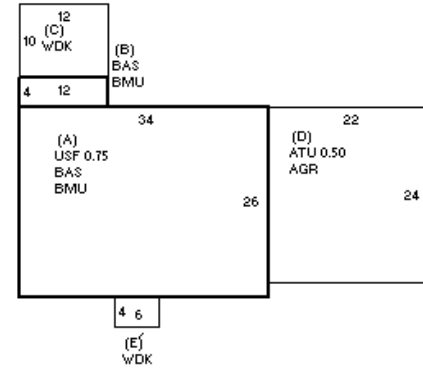
TOTAL	1.960 Acres	ZONING	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE GANNETT 261 REALTY TRUST. .			LAND	346,900	334,100
Infl1	FACTOR 100				BUILDING	373,900	332,600
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
				TOTAL	720,800	666,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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 %
97-671	12/01/1997	7	OTHERS		01/24/2019	JD	100 100
		6	CYCL GROWTH		05/20/2005		100 100
		1	NEW CONST				100 100

D  
E  
T  
A  
C  
H  
E  
D



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2019	JD
MODEL	1		RESIDENTIAL	LIST	1/24/2019	JD
STYLE	4	1.10	CAPE [100%]	REVIEW	8/16/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

B  
U  
I  
L  
D  
I  
N  
G

YEAR BLT	1998	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	467,383		
NET AREA	1,595	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	932		48.12	44,848	CONDITION ELEM	CD		
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	932	1998	241.40	224,981	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1998	219.52	145,544	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	144		38.40	5,530	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	D	AGR	N	ATT GARAGE	528		43.53	22,982	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	ATU	N	ATTIC UNF	264		37.00	9,768	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A			
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2002 / 20
STORIES		1.75	1.00															COND	18 18 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	20 % GD 80
# 1/2 BATHS		0	1.00															RCNLD	\$373,900
TOT FIXTURES		6	\$5,491																
# UNITS		1	1.00																