

Key: 1501

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.447

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| CURRENT OWNER  |  |  |  | PARCEL ID  |    |                  |  | LOCATION       |  |  |  |
|--|--|--|--|------------|----|------------------|--|----------------|--|--|--|
| ROBBINS BARBARA L TR<br>277 GANNETT RD<br>SCITUATE, MA 02066 |  |  |  | 13-1-18-0  |    |                  |  | 283 GANNETT RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE       |  | BK-PG (Cert)   |  |  |  |
| ROBBINS BARBARA L TR   |  |  |  | 05/29/2018 | F  | 10 49848-53      |  |                |  |  |  |
| ROBBINS FLOYD L & BARBARA                                    |  |  |  | 12/29/1986 | QS | 160,000 7380-250 |  |                |  |  |  |
| LINCOLN ISAISH F & RUTH                                      |  |  |  | 01/01/1953 | QS | 2212-253         |  |                |  |  |  |

| CLASS  | CLASS% | DESCRIPTION   |             |        | BN ID      | BN | CARD   |     |
|--------|--------|---------------|-------------|--------|------------|----|--------|-----|
| 1010   | 100    | SINGLE FAMILY |             |        |            | 1  | 1 of 2 |     |
| PMT NO | PMT DT | TY            | DESC        | AMOUNT | INSP       | BY | 1st    | %   |
|        |        | 7             | OTHERS      |        | 11/03/2022 | JD | 100    | 100 |
|        |        | 6             | CYCL GROWTH |        |            |    | 100    | 100 |

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| 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 | 0.672    | NS 1.00 | 100   | 1.00  | 16,830   | 1.00 | 100   | 1.00 | R02 | 0.85       | 11,310    |

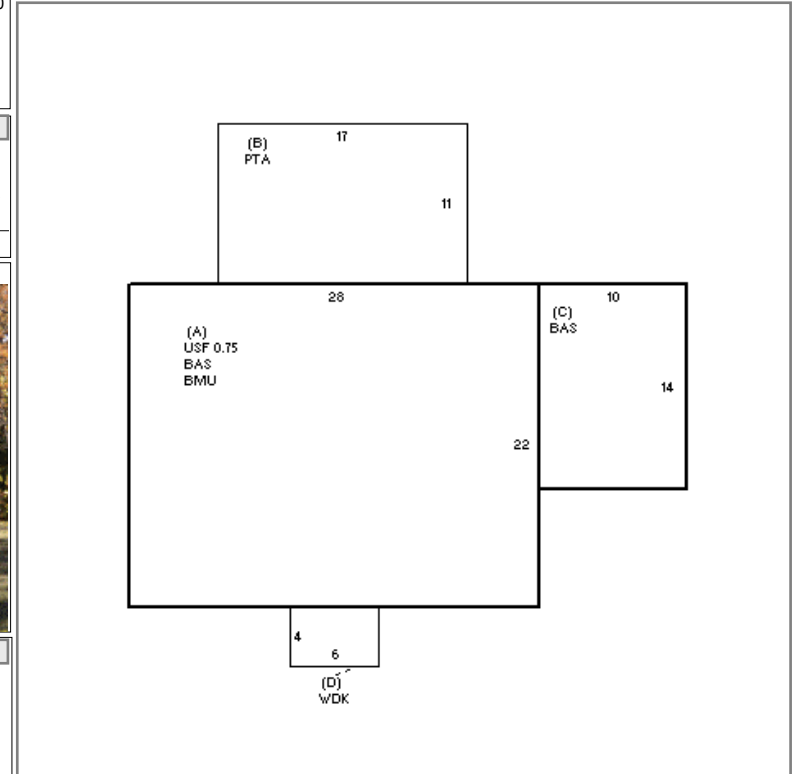
| TOTAL | 1.590 Acres  | ZONING                        | FRNT     | 392     | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|-------------------------------|----------|---------|----------|---------|----------|
| Ngh   | NO. SCITUATE | N<br>O<br>T<br>E<br>C/W 22... |          |         | LAND     | 354,700 | 342,100  |
| Infl1 | FACTOR 100   |                               | BUILDING | 195,300 | 99,000   |         |          |
| Infl2 | PHY 100      |                               | DETACHED | 0       | 2,600    |         |          |
|       |              |                               | OTHER    | 67,100  | 41,200   |         |          |
|       |              |                               | TOTAL    | 617,100 | 484,900  |         |          |

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| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |



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| BUILDING | CD | ADJ  | DESC              | MEASURE | 11/3/2022 | JD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 11/3/2022 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/18/2011 | KT  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1939  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 348,709 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 1,218 | DETAIL ADJ | 1.122 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 616   |      | 55.53     | 34,206  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$286 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | USF | L | UPPER STORY FIN | 462   | 1939 | 229.93    | 106,227 | EXTERIOR       | F       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | PTA | N | PATIO           | 187   |      | 14.90     | 2,786   | INTERIOR       | F       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | + | BAS | L | BASE AREA       | 756   | 1939 | 252.84    | 191,145 | KITCHEN        | F       |            |            |
|            |       |            |       | FLOOR COVER     | 25 | COMB           | 1.00 | D | WDK | N | WOOD DECK       | 24    |      | 38.42     | 922     | BATHS          | F       |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   | BMG | O | BSMT GARAGE     | 1     |      | 2,491.00  | 2,491   | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | F21 | O | FPL 2S 1OP      | 1     |      | 8,239.00  | 8,239   | ELECT          | A       |            |            |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 1963 / 59  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 44 44 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 44 % GD 56 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$195,300  |

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LEGAL

|  |  |           |   |                |              |
|--|--|-----------|---|----------------|--------------|
| CURRENT OWNER  |  | PARCEL ID |   | LOCATION       |              |
| ROBBINS BARBARA L TR<br>277 GANNETT RD<br>SCITUATE, MA 02066 |  | 13-1-18-0 |   | 283 GANNETT RD |              |
| TRANSFER HISTORY   |  | DOS       | T | SALE PRICE     | BK-PG (Cert) |

| CLASS  | CLASS% | DESCRIPTION   |      |        | BN ID | BN | CARD   |   |
|--------|--------|---------------|------|--------|-------|----|--------|---|
| 1010   | 100    | SINGLE FAMILY |      |        |       | 2  | 2 of 2 |   |
| PMT NO | PMT DT | TY            | DESC | AMOUNT | INSP  | BY | 1st    | % |

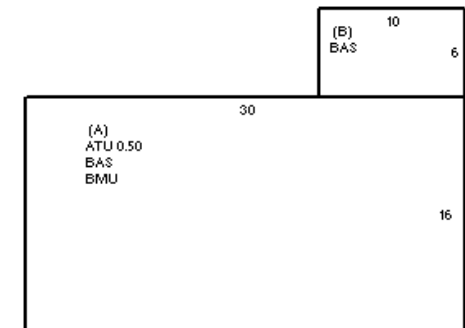
LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|-------|-------|----------|-----|-------|-----|----|------------|-----------|
|----|---|----------|-----|-------|-------|----------|-----|-------|-----|----|------------|-----------|

DETACHED

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|------|----------|---------|----------|
| Ngh   | NOTE   |      | LAND     | 67,100  |          |
| Infl1 |        |      | BUILDING |         |          |
| Infl2 |        |      | DETACHED |         |          |
|       |        |      | OTHER    |         |          |
|       |        |      | TOTAL    |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



BUILDING

| BUILDING | CD | ADJ  | DESC                 | MEASURE | 11/3/2022 | JD  |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL          | LIST    | 11/3/2022 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%]  | REVIEW  | 3/18/2011 | KT  |
| QUALITY  | -  | 0.90 | LOW +/- AVG - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]    |         |           |     |

BLDG COMMENTS

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| YEAR BLT   | 0     | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB | ADJ PRICE | RCN     | TOTAL RCN      | 186,517 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|----|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 540   | DETAIL ADJ | 1.020 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 480   |    | 55.58     | 26,681  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$345 | OVERALL    | 1.000 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | A | ATU | N | ATTIC UNF       | 240   |    | 33.30     | 7,992   | EXTERIOR       | P       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 540   | 0  | 277.11    | 149,641 | INTERIOR       | P       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |   |     |   |                 |       |    |           |         | KITCHEN        | P       |            |            |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.00 |   |     |   |                 |       |    |           |         | BATHS          | P       |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   |     |   |                 |       |    |           |         | HEAT           | O       |            |            |
|            |       |            |       | HEATING/COOLING | 13 | NONE           | 0.85 |   |     |   |                 |       |    |           |         | ELECT          | O       |            |            |
|            |       |            |       | FUEL SOURCE     | 8  | NONE           | 1.00 |   |     |   |                 |       |    |           |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |    |           |         |                |         | EFF.YR/AGE | 1952 / 70  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |    |           |         |                |         | COND       | 64 64 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |    |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |    |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |    |           |         |                |         | DEPR       | 64 % GD 36 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |    |           |         |                |         | RCNLD      | \$67,100   |