

Key: 1511

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.458

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CORDEIRO CHARLES B & BONNIE J 289 GANNETT RD SCITUATE, MA 02066				13-1-20-0				289 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CORDEIRO CHARLES B & BONN				08/24/2010	QS	450,000	38881-212				
ROGERS JEFF L & HAMLIN LI				10/25/1991	QS		10549-150				
HAMLIN LINDA M				04/21/1987	XX		7634-113				

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	%
20-466	08/04/2020	3	ALTERATIONS	35,882	06/16/2021	JD	100	100
13-731	10/31/2013	3	ALTERATIONS	2,339	06/10/2014	MR	100	100
97-448	07/30/1997	3	ALTERATIONS				100	100
93-413	11/15/1993	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,193	NS 1.00	100	1.00	374,000	1.85	100	1.00	R02	0.85	321,310

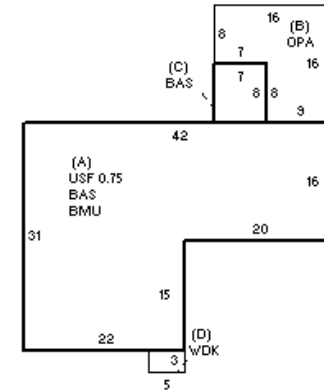
TOTAL	20,212 SF	ZONING	FRNT	243	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	321,300	309,300
Inf1	FACTOR 100		BUILDING	410,800	365,700		
Inf2	PHY 100		DETACHED	29,700	28,300		
			OTHER	0	0		
					TOTAL	761,800	703,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	20 0.80 34X24		816	45.49	29,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/16/2021	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/26/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,810	DETAIL ADJ	1.224
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,834
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	1,002		47.11	47,204
EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	752	1910	228.54	171,862
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	200		51.50	10,300
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,058	1910	251.31	265,887
FLOOR COVER	24	COMB	1.00	D	WDK	N	WOOD DECK	15		38.40	576
INT FINISH	1	PLASTER	1.00	F	F21	O	FPL 2S 1OP	1		8,239.00	8,239
HEATING/COOLING	2	HOT WATER	1.02	ODS	O	O	OUT DOOR SHOWER	1		1,642.00	1,642
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	513,544
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$410,800