

Key: 1515

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.462

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
ACHILLE JOSEPH & ALLARDICE VICKI 323 GANNETT RD SCITUATE, MA 02066				13-1-30-0				323 GANNETT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ACHILLE JOSEPH & STORY GEORGE W & JANET				01/28/2011	QS	420,000	39602-311					
HART WILLIAM H AND EMILY				01/01/1972	QS		3671-162					
				01/01/1955	XX		2342-227					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,282	NS 1.00	100	1.00	100	1.00		R02	0.85		327,380

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	%
11-043	01/27/2011	3	ALTERATIONS	6,800	06/16/2011	SJ	100	100
02-354	07/02/2002	3	ALTERATIONS		03/26/2004	PJB	100	100
94-103	04/05/1994	7	ALTERATIONS OTHERS				100	100

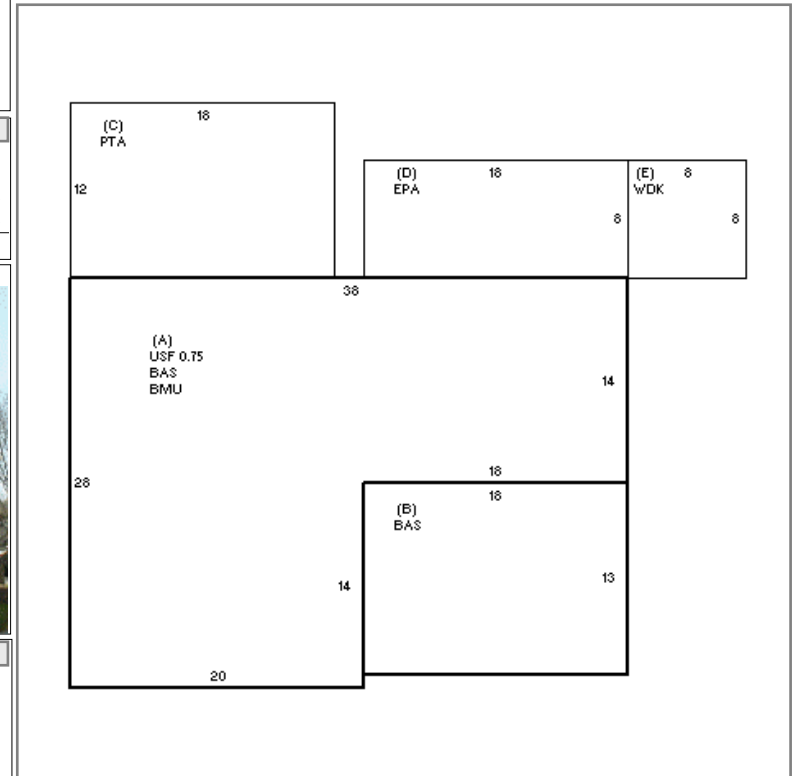
TOTAL	25,265 SF	ZONING	FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	327,400	315,100
Inf1	FACTOR 100		BUILDING	327,900	296,000		
Inf2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
					TOTAL	656,200	611,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
S/V	A	1.00	SV 1.00 SHED	1994	800	1.10	900	11/14/2003



BUILDING	CD	ADJ	DESC	MEASURE	6/16/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/16/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475,252
NET AREA	1,655	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	812		50.27	40,817	CONDITION ELEM CD	
\$NLA(RCN)	\$287	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	609	1880	233.00	141,896	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,046	1880	256.21	267,999	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	PTA	N	PATIO	216		14.90	3,218	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	144		90.20	12,989	BATHS	
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	64		38.41	2,458	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,875
# UNITS	1	1.00

EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$327,900