

Key: 1520

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.467

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
KING JUNE E PO BOX 316 NO SCITUATE, MA 02060				13-2-45-0				316 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KING JUNE E				03/08/2016	F	100	(123139)				
KING FORREST E JR & JUNE				01/01/1966	QS		(37252)				

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	%
SS09-2		5	SPLIT/SUB/LA		12/04/2008	ER	100	100
03-381	07/03/2003	1	NEW CONST	200,000	05/12/2004	SJ	100	100
		1	NEW CONST		06/29/2004	SJ	100	100

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	1,730	NS 1.00	100	1.00	6,732	1.00	W40	0.40	R02	0.85	11,650

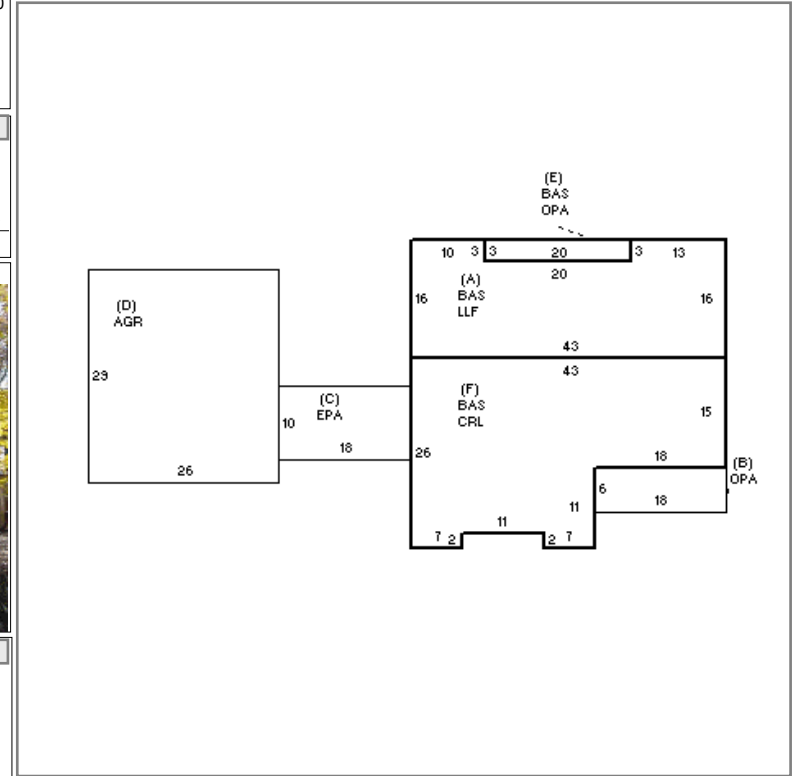
TOTAL	2.648 Acres	ZONING		FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	355,100	342,400		
Infl1	FACTOR 100		BUILDING	433,400	385,600			
Infl2	PHY 100		DETACHED	13,000	11,800			
			OTHER	0	0			
				TOTAL	801,500	739,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		800	1.10	900
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1976	11,000	1.10	12,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	3/21/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	585,619		
NET AREA	2,214	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	628	1966	167.11	104,947	CONDITION ELEM	CD		
\$NLA(RCN)	\$265	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,586	1966	242.28	384,256	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	168		61.80	10,382	INTERIOR			
				ROOF COVER	99	N/A	1.00	C	EPA	N	ENCLOSED PORCH	180		108.24	19,483	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	754		48.47	36,550	BATHS			
				INT FINISH	99	N/A	1.00	F	CRL	N	BSMT CRAWL	898		13.04	11,710	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F12	O	O	FPL 1S 2OP	1		12,416.40	12,416	ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$433,400