Key: 1523

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.470

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAMBERT JOSHUA T **300 GANNETT RD** **SCITUATE, MA 02066**	**13-2-48-0**	**300 GANNETT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAMBERT JOSHUA T	03/30/2021	V	450,500	54690-25
LEBLANC RUSSELL G & JAN M	11/18/1997	F	1	15654-83
LEBLANC RUSSELL G & MAZZO	08/30/1994	G2	154,900	13112-256

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

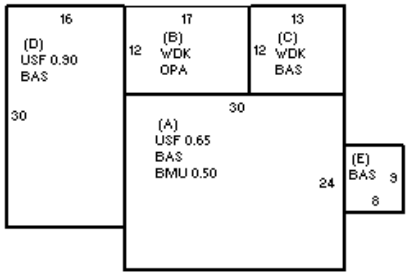
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-602	06/10/2021	3	ALTERATIONS	30,000	05/26/2022	JD	100	100
11-183	04/19/2011	3	ALTERATIONS	2,500	06/16/2011	SJ	100	100
88-296	06/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,628	NS 1.00	100 1.00	100 1.00	374,000	2.87	100 1.00	R02 0.85			311,140

TOTAL	12,632 SF	ZONING		FRNT	96
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	311,100	299,500
BUILDING	538,700	479,200
DETACHED	0	0
OTHER	0	0
TOTAL	**849,800**	**778,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/26/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/22/2022	JD
LIST	2/22/2022	EST
REVIEW	5/26/2022	JD

BLDG COMMENTS

MLS

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,328	DETAIL ADJ	1.122
$NLA(RCN)	$239	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.65	1.00
ROOMS	6	1.00
BEDROOMS	1	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	9	OTHER	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	360		63.15	22,734
A	USF	L	UPPER STORY FIN	468	1950	200.25	93,715
B	OPA	N	OPEN PORCH	204		51.50	10,506
+	WDK	N	WOOD DECK	360		38.40	13,824
+	BAS	L	BASE AREA	1,428	1950	220.20	314,443
D	USF	L	UPPER STORY FIN	432	2022	200.25	86,506
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	555,353

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2019 / 3		
COND	3	3 %	
FUNC	0		
ECON	0		
DEPR	3	% GD	97
RCNLD			$538,700