Key: 1528

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.475

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORNARO JACQUELINE & **RIOLES STEPHEN M** **288 GANNETT RD** **SCITUATE, MA 02066**	**13-2-52-0**	**288 GANNETT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORNARO JACQUELINE &	07/29/2013	QS	415,000	43410-346
NAGLE CORINNE B & KEVIN R	07/29/2010	S	282,000	38781-164
U.S. BANK NATIONAL ASSOC	04/28/2010	L	380,000	38466-259

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

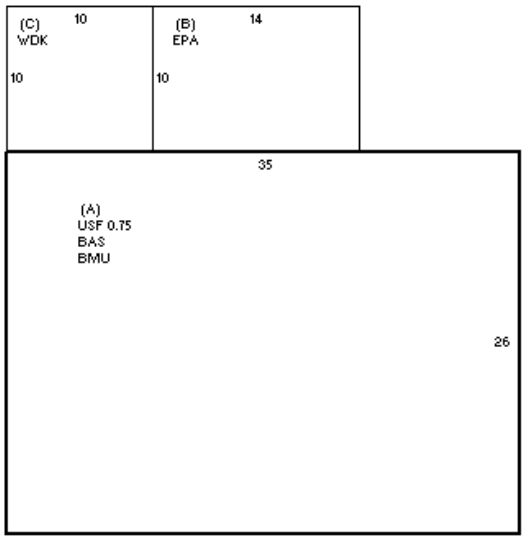
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-347	08/03/2010	2	ADDITIONS	10,000	06/16/2011	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,000	NS 1.00	100 1.00	100 1.00	374,000	2.17	100 1.00	R02 0.85			317,240

TOTAL	16,988 SF	ZONING		FRNT	95
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	317,200	305,400
BUILDING	299,500	270,100
DETACHED	300	300
OTHER	0	0
TOTAL	**617,000**	**575,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		300	1.10	300

PHOTO 10/31/2003

BLDG COMMENTS

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	6/16/2011	SJ
LIST	6/16/2011	EST
REVIEW	3/21/2011	KT

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,593	DETAIL ADJ	1.122
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,693
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	910		48.50	44,134
A	BAS	L	BASE AREA	910	1953	236.75	215,446
A	USF	L	UPPER STORY FIN	683	1953	215.30	147,052
B	EPA	N	ENCLOSED PORCH	140		90.20	12,628
C	WDK	N	WOOD DECK	100		38.40	3,840
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	434,032
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50	
COND	31	31 %
FUNC	0	
ECON	0	
DEPR	31	% GD 69
RCNLD		$299,500