

Key: 1531

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.478

LEGAL

LAND

DETACHED


BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|-------------|--|----------------|--|--|--|
| LANZA JOSEPH F 280 GANNETT RD SCITUATE, MA 02066 | | | | 13-2-54-0 | | | | 280 GANNETT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| LANZA JOSEPH F | | | | 07/29/2020 | QS | 470,000 | | 53158-105 | | | |
| LANE MICHAEL R & JESSICA | | | | 08/10/2018 | A | 1 50152-342 | | | | | |
| LANE MICHAEL R | | | | 05/06/2004 | H | 312,500 | | 28150-163 | | | |

| 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 | % |
| 19-585 | 08/13/2019 | 3 | ALTERATIONS | 12,000 | 02/25/2020 | JD | 100 | 100 |
| 12-090 | 02/28/2012 | 3 | ALTERATIONS | 10 | 06/20/2012 | SJ | 100 | 100 |
| 12-090 | 02/28/2012 | 3 | ALTERATIONS | | 06/20/2013 | SJ | 100 | 100 |
| 12-090 | 02/28/2012 | 3 | ALTERATIONS | 10,000 | 07/10/2014 | MR | 100 | 100 |
| 12-090 | 02/28/2012 | 3 | ALTERATIONS | 10,000 | 06/30/2015 | 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 | 355,300 | 1.00 | 95 | 0.95 | R02 | 0.85 | 326,260 |
| 300 | A | 0.332 | NS 1.00 | 100 | 1.00 | 16,830 | 1.00 | 100 | 1.00 | R02 | 0.85 | 5,590 |

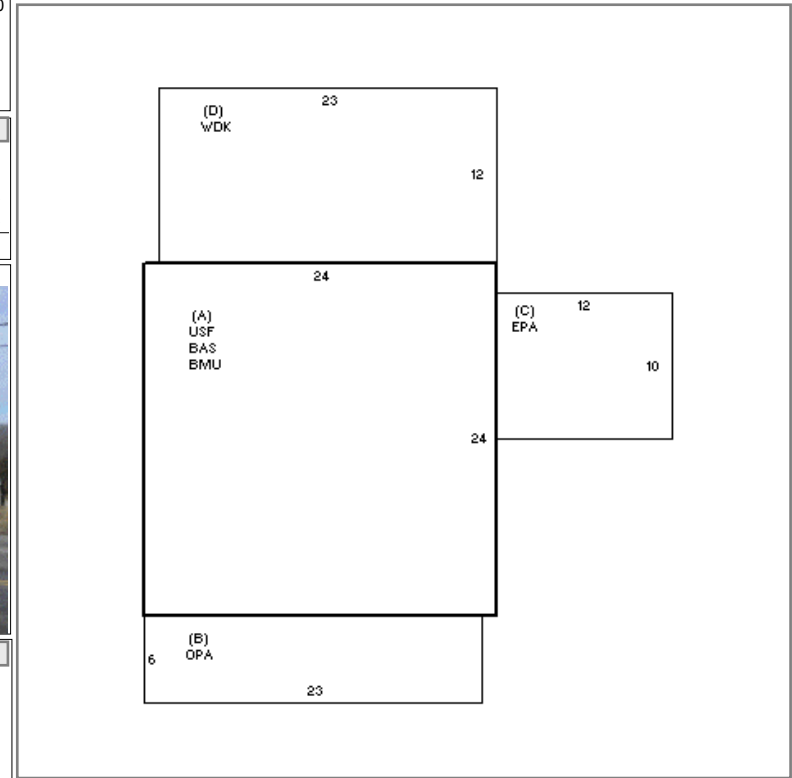
| TOTAL | 1.250 Acres | ZONING | C/W 55. . . . | FRNT | 116 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|---------------|-------|---------|----------|---------|----------|
| Ngh | NO. SCITUATE | NOTE | | LAND | | 331,900 | 319,700 | |
| Infl1 | FACTOR 100 | | BUILDING | | 268,200 | 238,500 | | |
| Infl2 | PHY 100 | | DETACHED | | 0 | 0 | | |
| | | | OTHER | | 0 | 0 | | |
| | | | | TOTAL | | 600,100 | 558,200 | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO | 02/25/2020 |
|----|------|------|----------|----|-------|-----------|-------|--|------------|
| | | | | | | | |  | |

| BUILDING | CD | ADJ | DESC | MEASURE | 2/25/2020 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/25/2020 | EST |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 7/16/2014 | TD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1910 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,152 | DETAIL ADJ | 1.224 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | BMU | N | BSMT UNFINISHED | 576 | | 57.09 | 32,882 |
| \$NLA(RCN) | \$323 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BAS | L | BASE AREA | 576 | 1910 | 280.21 | 161,400 |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | A | USF | L | UPPER STORY FIN | 576 | 1910 | 254.82 | 146,776 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 138 | | 51.50 | 7,107 |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | C | EPA | N | ENCLOSED PORCH | 120 | | 90.20 | 10,824 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | D | WDK | N | WOOD DECK | 276 | | 38.40 | 10,598 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| CAPACITY | UNITS | ADJ | TOTAL RCN | 372,525 |
|--------------|-------|---------|----------------|---------|
| STORIES | 2 | 1.00 | CONDITION ELEM | CD |
| ROOMS | 6 | 1.00 | EXTERIOR | A |
| BEDROOMS | 3 | 1.00 | INTERIOR | A |
| BATHROOMS | 1 | 1.00 | KITCHEN | G |
| # 1/2 BATHS | 0 | 1.00 | BATHS | G |
| TOT FIXTURES | 3 | \$2,938 | HEAT | U |
| # UNITS | 1 | 1.00 | ELECT | A |



| EFF.YR/AGE | 1977 / 45 |
|------------|------------|
| COND | 28 28 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 28 % GD 72 |
| RCNLD | \$268,200 |