

Key: 1540

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.487

LEG  
AL  
LAND

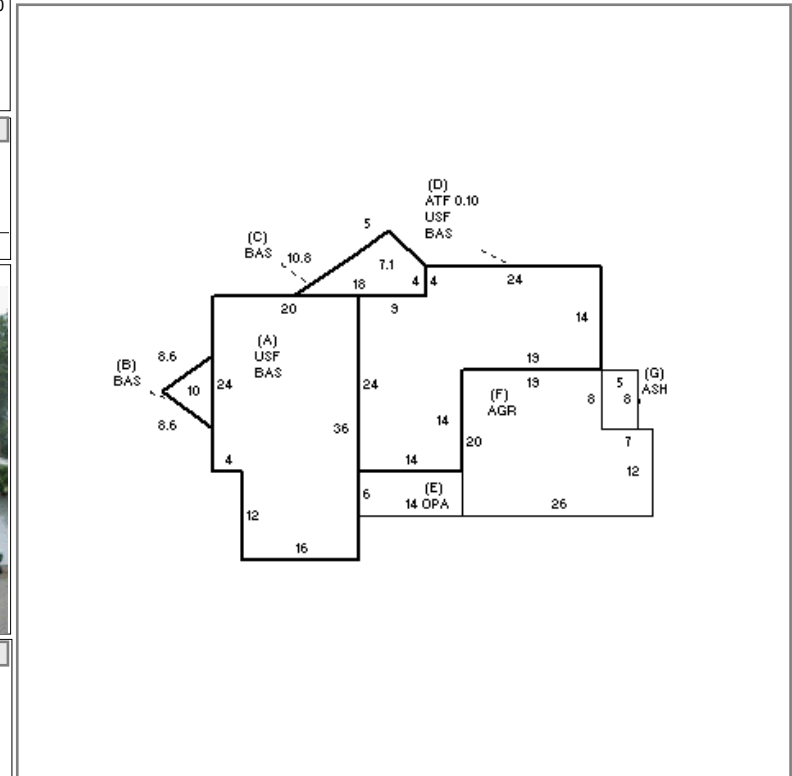
CURRENT OWNER				PARCEL ID				LOCATION				
TRACHTENBERG DEBORAH TR 246 GANNETT RD SCITUATE, MA 02066				13-2-61-0				246 GANNETT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TRACHTENBERG DEBORAH TR				09/06/2017	F	1	48892-140					
TRACHTENBERG DEBORAH				12/30/2005	QS	770,000	32006-220					
LYDON LAUREN				08/31/1994	QS	185,000	13117-140					
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	528,000	1.00	100	1.00	RV2		484,850
300	A	1,082	NS 1.00	100	1.00	19,008	1.00	W80	0.80	RV2		20,570

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	%
21-1143	08/11/2021	3	ALTERATIONS	50,000	06/07/2022	JD	100	100
	07/20/2007	2	ADDITIONS	200,000	05/20/2008	SJ	100	100
06-076		3	ALTERATIONS		05/29/2007	SJ	100	100
06-076	02/13/2006	3	ALTERATIONS	10,800	05/25/2006	SJ	100	100
06-076	02/13/2006	3	ALTERATIONS				100	100

DET  
ACHED

TOTAL	2.000 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	505,400	460,500
Infl1	FACTOR 100		BUILDING	563,800	501,600		
Infl2	PHY 100		DETACHED	131,900	125,100		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,201,100</b>	<b>1,087,200</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	G	1.20	SV 1.00 CAMP 12X18		7,500	1.32	9,900
PTD	A	1.00	30 0.70 22X30		660	7.04	3,300
PPD	A	1.00	10 0.90 200X4	2022	800	164.24	118,300



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G

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/21/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1948	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	741,790
NET AREA	2,775	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,419	1948	262.47	372,450		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,294	1948	238.69	308,867		
				ROOF SHAPE	1	GABLE	1.00	D	ATF	L	ATTIC FINISH	62	1948	169.59	10,514		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	84		61.80	5,191		
				FLOOR COVER	24	COMB	1.00	F	AGR	N	ATT GARAGE	464		53.93	25,021		
				INT FINISH	1	PLASTER	1.00	G	ASH	N	ATT SHED	40		26.82	1,073		
				HEATING/COOLING	11	HW/COOL AIR	1.04		F21	O	FPL 2S 1OP	1		9,886.80	9,887		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	V
																BATHS	G
																HEAT	U
																ELECT	A
																EFF.YR/AGE	1991 / 31
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	24 % GD 76
																RCNLD	\$563,800