

Key: 219

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 201

LEGALS

LAND

DETACHED

BUILDING

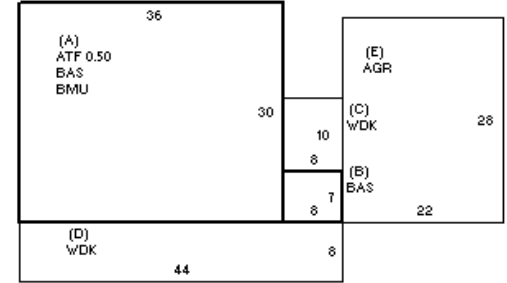
CURRENT OWNER				PARCEL ID				LOCATION			
CEDRONE CHRISTOPHER DAVID & RYAN SARAH MILES 3 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-6-0				3 GANNETT PASTURE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CEDRONE CHRISTOPHER DAVID				05/07/2019	QS	575,000		(128462)			
DAVIS MATTHEW J & LAURA C				07/29/2014	QS	437,000		(120749)			
COCHRANE ANDREW R & KERRI				06/25/2013	F	1		(119170)			

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,353	NS 1.00	100	1.00	374,000	1.93	100	1.00	R03	0.85	320,260

TOTAL	19,353 SF	ZONING	FRNT	308	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE 2/3 LAWRENCE E LEFF. 1/3 HEATHER A CLANCY...	LAND	320,300	308,300		
Infl1	FACTOR 100		BUILDING	388,700	345,800		
Infl2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
		TOTAL		709,700	654,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	-	0.90 50 0.50	10X18		180	8.06	700



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/24/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/1/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	525,237	
NET AREA	1,676	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,080		50.76	54,816	CONDITION ELEM	CD	
\$NLA(RCN)	\$313	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	540	1910	181.55	98,035	EXTERIOR	A	
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,136	1910	280.98	319,197	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	432		42.24	18,248	KITCHEN	G	
				FLOOR COVER	24	COMB	1.00	E	AGR	N	ATT GARAGE	616		46.23	28,478	BATHS	G	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U	
				FUEL SOURCE	1	OIL	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		7	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$6,463															
# UNITS		1	1.00															
EFF.YR/AGE 1984 / 38																		
COND 26 26 %																		
FUNC 0																		
ECON 0																		
DEPR 26 % GD 74																		
RCNLD \$388,700																		