Key: 225

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 207

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAFLEUR JASON & KATHERINE 39 GANNETT PASTURE LN SCITUATE, MA 02066	12-2-12-0	39 GANNETT PASTURE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAFLEUR JASON & KATHERINE	10/07/2008	QS	340,000	(112557)
PEARSON ERIC G JR & JEAN	07/21/1988	QS	180,000	(77311)
HOLLEMAN JUDITH & LLOYD M	06/07/1985	XX		(C00071406)

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

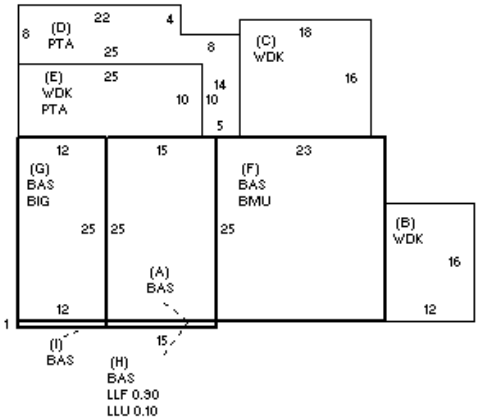
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0781	09/06/2023	3	ALTERATIONS	46,331			0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,122	NS 1.00	100 1.00	100 1.00	374,000	1.57	100 1.00	R03 0.85			326,030

TOTAL	24,132 SF	ZONING		FRNT	133
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	326,000	313,800
BUILDING	290,000	261,700
DETACHED	0	0
OTHER	0	0
TOTAL	**616,000**	**575,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/03/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/16/2010	PL
LIST	7/16/2010	EST
REVIEW	3/4/2011	KT

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,615	DETAIL ADJ	1.020
$NLA(RCN)	$260	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,080
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	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
+	BAS	L	BASE AREA	1,277	1957	213.51	272,653
+	WDK	N	WOOD DECK	730		38.40	28,032
+	PTA	N	PATIO	508		14.90	7,569
F	BMU	N	BSMT UNFINISHED	575		57.13	32,850
G	BIG	N	BUILT-IN GARAGE	300		52.49	15,748
H	LLU	N	LOWER LEVEL UNF	38		62.00	2,356
H	LLF	L	LOWER LEVEL FIN	338	1957	147.27	49,777
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	420,346
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			$290,000