

Key: 227

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 209

LEGAL

LAND

DETACHED

BUILDING

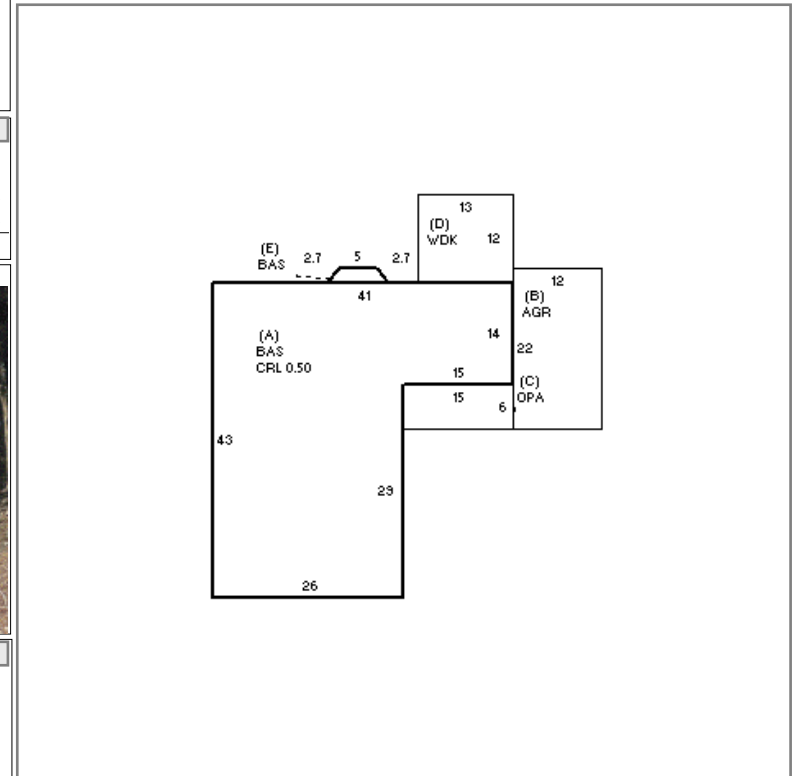
CURRENT OWNER				PARCEL ID				LOCATION			
ZELL ERIC JEROME 43 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-13-0				43 GANNETT PASTURE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ZELL ERIC JEROME				02/28/2020	QS	499,000	(129890)				
WEBER JOHN E & MARGARET				04/05/2019	QS	461,000	(128328)				
WALSH MATTHEW J & VICTORI				06/16/2014	QS	366,000	(120531)				

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	%
		7	OTHERS		08/31/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,615	NS	1.00	100	1.00	100	1.00	R03	0.85		323,060

TOTAL	21,615 SF	ZONING	NO. SCITUATE	FRNT	133	ASSESSED	323,100	CURRENT	311,000	PREVIOUS	220,700
Ngh	NO. SCITUATE	N O T E		LAND	323,100		311,000				
Inf1	FACTOR 100		BUILDING	248,000		220,700					
Inf2	PHY 100		DETACHED	2,100		1,900					
			OTHER	0		0					
				TOTAL	573,200		533,600				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 12X10		120	13.93	1,500
PTD	-	0.90	60 0.40 14X12		168	8.23	600



BUILDING	CD	ADJ	DESC	MEASURE	2/24/2020	JD
MODEL	1		RESIDENTIAL	LIST	2/24/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/14/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	344,469				
NET AREA	1,342	DETAIL ADJ	0.875	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	664		13.26	8,802	CONDITION ELEM	CD				
\$NLA(RCN)	\$257	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	AGR	N	ATT GARAGE	264		59.33	15,663	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	90		56.65	5,099	INTERIOR	A				
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	156		42.24	6,589	KITCHEN	G				
				FLOOR COVER	24	COMB	1.00	+ BAS	L		BASE AREA	1,342	1956	211.42	283,721	BATHS	G				
				INT FINISH	2	DRYWALL	1.00	F12	O		FPL 1S 2OP	1		11,381.70	11,382	HEAT	A				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	FPL	O		FIREPLACE	1		8,594.30	8,594	ELECT	U				
				FUEL SOURCE	1	OIL	1.00														
																		EFF.YR/AGE	1977 / 45		
																		COND	28 28 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	28	% GD	72
																		RCNLD	\$248,000		