Key: 229

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 211

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TREHAN GAUTAM 44 GANNETT PASTURE LN SCITUATE, MA 02066	12-2-14-0	44 GANNETT PASTURE LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TREHAN GAUTAM	01/18/2013	QS	417,000	(118560)
SULLIVAN TIMOTHY	05/31/2012	S	225,900	(117515)
FEDERAL NATL MORT ASSOCIA	03/22/2012	L	320,986	(117199)

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	%
21-494	05/11/2021	3	ALTERATIONS	4,000	05/25/2022	JD	100	100
12-345	06/25/2012	3	ALTERATIONS	31,000	09/13/2013	SJ	100	100
		3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,298	NS 1.00	100 1.00	100 1.00	374,000	1.63	100 1.00	R03 0.85			325,070

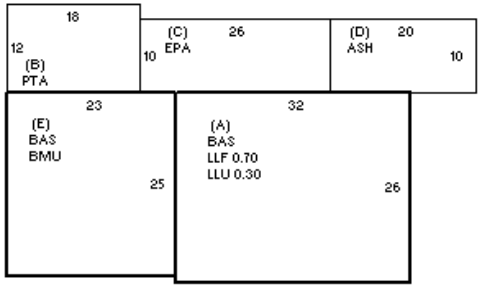
TOTAL	23,298 SF	ZONING		FRNT	134
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	325,100	312,900
BUILDING	298,500	265,800
DETACHED	800	800
OTHER	0	0
TOTAL	**624,400**	**579,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	- 0.90	10 0.90	13' ROUND	2022	13	72.63	800

PHOTO 05/25/2022



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	5/25/2022	JD
LIST	5/25/2022	EST
REVIEW	3/4/2011	KT

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,989	DETAIL ADJ	1.040
$NLA(RCN)	$235	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	8	$6,656
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	250		59.64	14,910
A	LLF	L	LOWER LEVEL FIN	582	1958	141.69	82,463
+	BAS	L	BASE AREA	1,407	1958	205.42	289,026
B	PTA	N	PATIO	216		14.90	3,218
C	EPA	N	ENCLOSED PORCH	260		90.20	23,452
D	ASH	N	ATT SHED	200		20.49	4,098
E	BMU	N	BSMT UNFINISHED	575		57.13	32,850
	BMG	O	BSMT GARAGE	1		2,491.00	2,491
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	466,445

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD	$298,500		