

Key: 234

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 216

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
BURKE CONNER R & FALETRA MELISSA K 26 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-17-0				26 GANNETT PASTURE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
BURKE CONNER R & DESILETS BRADFORD & ARIAN				05/28/2020	QS	525,000	(130218)					
GOODWIN ROBERT & ELEANOR				09/10/2014	QS	345,000	(120972)					
				01/01/1966	QS		(37064)					

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	%
19-19	01/08/2019	3	ALTERATIONS	3,000	06/27/2019	JD	100	100
17-363	06/09/2017	2	ADDITIONS	4,259	06/15/2017	SJ	100	50
17-363	06/09/2017	2	ADDITIONS	4,259	08/15/2018	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,925	NS 1.00	100	1.00	100	1.00	374,000	1.59	100	1.00	R03 0.85	325,810

TOTAL	23,925 SF	ZONING		FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE				LAND	325,800	313,600
Inf1	FACTOR 100		BUILDING	283,500	252,300			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
<b>TOTAL</b>						<b>609,300</b>	<b>565,900</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	6/27/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/27/2019	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	9/21/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

DETACHED

BUILDING

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	354,336		
NET AREA	1,291	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	288		53.26	15,339	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,104	1957	222.11	245,211	EXTERIOR	A		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	101	64.49	6,513	INTERIOR	G		
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	LLF	L	LOWER LEVEL FIN	187	1957	153.20	28,649	KITCHEN	V			
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	C	BMU	N	BSMT UNFINISHED	528		59.19	31,254	BATHS	G			
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	360		38.40	13,824	HEAT	U			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1			7,281.00	7,281	ELECT	U			
# 1/2 BATHS	0	1.00	FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			1,369.00	1,369					
TOT FIXTURES	6	\$4,896																	
# UNITS	1	1.00																	
																EFF.YR/AGE	2002 / 20		
																COND	18 18 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$283,500		

