

Key: 237

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 219

LEGAL

LAND

DETACHED

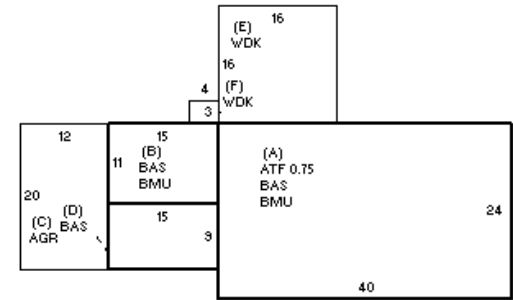
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
DECOSTA CRAIG & HELEN 16 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-19-0				16 GANNETT PASTURE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DECOSTA CRAIG & HELEN				09/30/2022	QS	749,000	(134562)					
SUMMERS JAMES S				09/11/2015	QS	499,250	(122408)					
FERNANDEZ JULIA				12/19/2005	QS	480,000	(108437)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,232	NS 1.00	100	1.00	374,000	1.63	100	1.00	R03	0.85	324,990

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	%
08-575	11/28/2008	7	OTHERS		10/03/2022	JD	100	100
07-637	10/01/2007	3	ALTERATIONS	19,980	06/15/2009	SJ	100	100
06-307		2	ADDITIONS	26,000	09/02/2008	SJ	100	100
		3	ALTERATIONS	18,450	05/29/2007	SJ	100	100
		7	OTHERS		09/11/2006		100	100

TOTAL	23,232 SF	ZONING	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	325,000	312,800
Infl1	FACTOR 100		BUILDING	359,700	321,800		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	684,700	634,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/11/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	10/3/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,612
NET AREA	1,980	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,125		45.64	51,341	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,125	1957	226.58	254,907	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	720	1957	146.40	105,407	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	240		56.05	13,452	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	D	BAS	L	BASE AREA	135	2007	226.59	30,589	BATHS	G
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	268		38.40	10,291	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 10P	1		8,239.00	8,239	ELECT	U
				FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE	1988 / 34
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$359,700