

Key: 238

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 220

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FROIO MARK G 10 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-20-0				10 GANNETT PASTURE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FROIO MARK G				09/30/2004	K	370,000	(106170)				
FIRST PARISH UNITARIAN CH				12/31/2003	H		N/A-N/A				
BATES LOUISE M				01/01/1967	QS		(C#3837)				

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	%
06-327	06/05/2006	3	ALTERATIONS	9,000	05/29/2007	SJ	100	100
89-195	05/01/1989	3	ALTERATIONS				100	100
		7	OTHERS				100	100

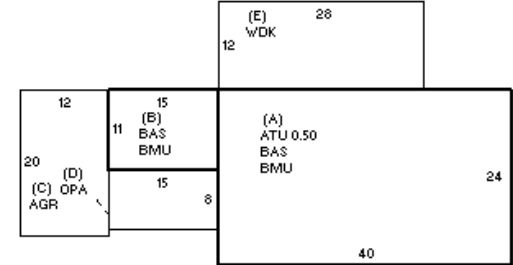
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,078	NS 1.00	100	1.00	100	1.00	374,000	1.52	100	1.00	R03 0.85	327,150

TOTAL	25,078 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	327,200	314,900
Infl1	FACTOR 100		BUILDING	278,300	251,100		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
<b>TOTAL</b>						<b>605,500</b>	<b>566,000</b>

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	403,395	
NET AREA	1,125	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)	\$359	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,125	1956	258.51	290,828	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	480		37.00	17,760	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	240		56.05	13,452	KITCHEN		
				FLOOR COVER	99	N/A	1.00	D	OPA	N	OPEN PORCH	120		51.50	6,180	BATHS		
				INT FINISH	99	N/A	1.00	E	WDK	N	WOOD DECK	336		38.40	12,902	HEAT		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1.5	1.00															
ROOMS		5	1.00															
BEDROOMS		2	1.00															
BATHROOMS		1	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		3	\$2,693															
# UNITS		1	1.00															
EFF.YR/AGE 1972 / 50																		
COND 31 31 %																		
FUNC 0																		
ECON 0																		
DEPR 31 % GD 69																		
RCNLD \$278,300																		