

Key: 239

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 221

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PRENTISS CRAIG G & LAUREN 6 GANNETT PASTURE LN SCITUATE, MA 02066				12-2-21-0				6 GANNETT PASTURE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PRENTISS CRAIG G & LAUREN				10/02/2012	QS	435,000 (118093)					
LUCCHETTI JASON				06/29/2012	S	225,500 (117667)					
FEDERAL NATIONAL MORT ASS				08/09/2011	L	488,600 (116381)					

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	%
12-380	07/12/2012	3	ALTERATIONS	17,500	06/20/2013	SJ	100	100
		6	CYCL GROWTH				100	100

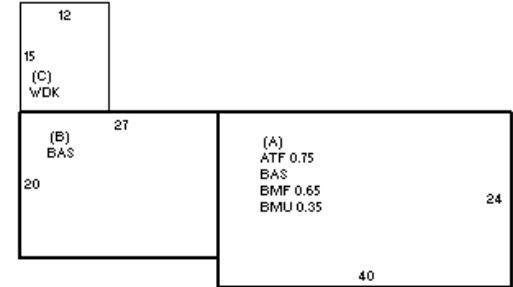
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,840	NS 1.00	100	1.00	374,000	1.98	100	1.00	R03	0.85	319,620

TOTAL	18,840 SF	ZONING	NO. SCITUATE	FRNT	305	ASSESSED	319,600	CURRENT	307,700	PREVIOUS	338,900
Ngh	NO. SCITUATE	NOTE		LAND			319,600		307,700		
Inf1	FACTOR 100			BUILDING			381,000		338,900		
Inf2	PHY 100			DETACHED			200		200		
				OTHER			0		0		
				TOTAL			700,800		646,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BLDG COMMENTS
OTHER FIX=SHOWER



BUILDING	CD	ADJ	DESC	MEASURE	6/20/2013	SJ
MODEL	1		RESIDENTIAL	LIST	6/20/2013	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%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,220	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	336		47.70	16,027
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	624		66.96	41,783
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	720	1957	143.49	103,316
STORIES	1.75		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,500	1957	222.09	333,135
ROOMS	8		1.00	FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	180		38.40	6,912
BEDROOMS	4		1.00	INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	0		1.00	FUEL SOURCE	99	N/A	1.00								
TOT FIXTURES	6		\$5,386												
# UNITS	1		1.00												

TOTAL RCN	514,798
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$381,000