

Key: 241

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 223

LEGAL

LAND

DETACHED

BUILDING

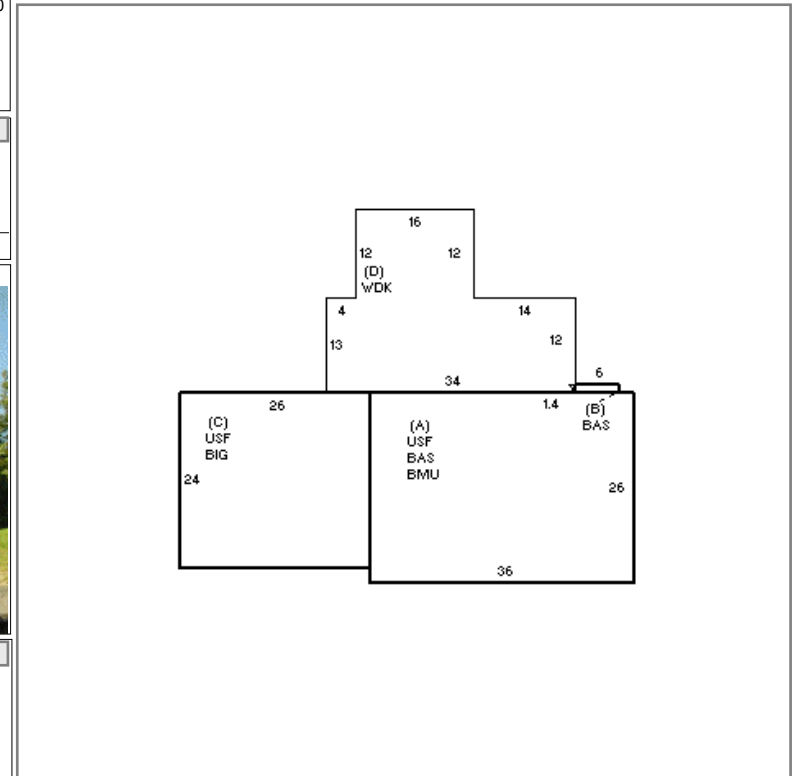
CURRENT OWNER		PARCEL ID		LOCATION	
SHEEHAN MICHAEL G & GRETCHEN M 46 GANNETT PASTURE LN SCITUATE, MA 02066		12-2-23-0		46 GANNETT PASTURE LN	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SHEEHAN MICHAEL G & GRETC		07/26/1996	QS	100,000	14540-108
LIVINGSTONE RAYMOND J II		04/22/1996	QS	75,000	(C00089471)
COLLINS PETER & ROSALIE		05/25/1982	XX		66241-0

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	%
95-352	06/20/1995	6	CYCL GROWTH NEW CONST		08/31/2009		100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430
300	A	2,662	NS 1.00	100	1.00	6,732	1.00	40	0.40	R03	0.85	17,920

TOTAL	3.580 Acres	ZONING	FRNT	241	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE . C/W 24 25 . . INFL3=CELL TOWER	LAND	361,400	348,800		
Infl1	FACTOR 100		BUILDING	455,500	422,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	816,900	771,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/31/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/4/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,502	DETAIL ADJ	1.020
\$NLA(RCN)	\$230	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		48.08	45,001
+	USF	L	UPPER STORY FIN	1,560	1997	180.09	280,935
+	BAS	L	BASE AREA	942	1997	198.03	186,544
C	BIG	N	BUILT-IN GARAGE	624		42.73	26,665
D	WDK	N	WOOD DECK	634		38.40	24,346
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	576,626
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$455,500