Key: 2585

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,492

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHARLSEN DEAN G & MINICHIELLO ANNE MARIE 92 GANNETT RD SCITUATE, MA 02066	7-5-24-0	92 GANNETT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHARLSEN DEAN G &	05/19/2009	H	255,000	(113310)
HAWKES LLOYD & SHIRLEY	01/01/1974	QS		(51067)
DERN HERMAN	01/01/1963	QS	14,000	(C00032799)

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	%
11-747	12/06/2011	3	ALTERATIONS	5,000	06/19/2012	SJ	100	100
11-747	12/06/2011	3	ALTERATIONS	5,000	06/13/2013	SJ	100	100
11-747	12/06/2011	3	ALTERATIONS	5,000	07/10/2014	MR	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,409	NS 1.00	100 1.00	100 1.00	374,000	2.71	100 1.00	R02 0.85			312,300

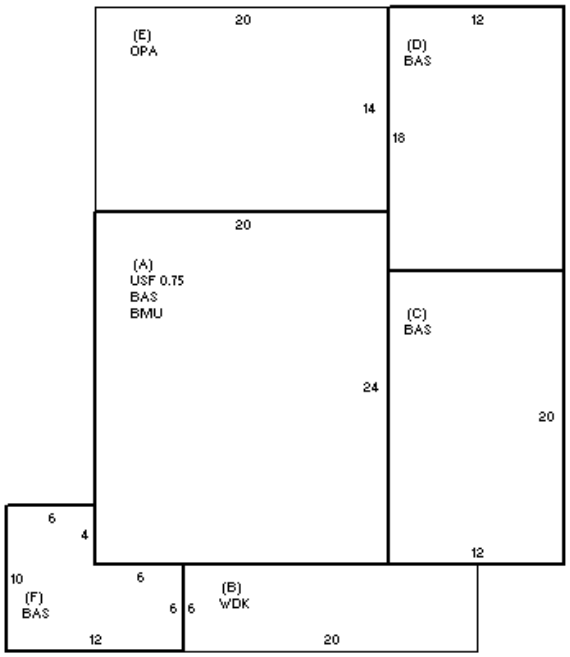
TOTAL	13,416 SF	ZONING		FRNT	194
Ngh	NO. SCITUATE	NOTE	FY/05 CL41C $500, CPF #259, CL41A #260--FY/01 CL 41C $500.00 #219. FY/02 CL 41C 500.00 #297. FY/03 CL 41C 500.00 #241 & 242. .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	312,300	300,600
BUILDING	182,100	169,300
DETACHED	1,100	1,000
OTHER	0	0
TOTAL	**495,500**	**470,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A 1.00	SV 1.00	SHED		1,000	1.10	1,100

PHOTO 07/10/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/13/2013	SJ
LIST	6/13/2013	EST
REVIEW	7/16/2014	TD

YEAR BLT	1895	SIZE ADJ	1.000
NET AREA	1,392	DETAIL ADJ	1.224
$NLA(RCN)	$297	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,938
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	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	480		61.76	29,645
A	USF	L	UPPER STORY FIN	360	1895	242.38	87,258
B	WDK	N	WOOD DECK	120		38.40	4,608
+	BAS	L	BASE AREA	1,032	1895	266.53	275,063
E	OPA	N	OPEN PORCH	280		51.50	14,420

TOTAL RCN	413,932
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66		
COND	56	56 %	
FUNC	0		
ECON	0		
DEPR	56	% GD	44
RCNLD	$182,100		