

Key: 2586

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.493

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HUDLIN MARGARET M & CHRISTIAN J HOLMBLAD				7-5-25-0				88 GANNETT RD			
88 GANNETT RD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
SCITUATE, MA 02066				HUDLIN MARGARET M & REBUFFE GUY				08/11/2017 O 650,000 48787-245			
				POWERS JUNE H & CHARLES G				01/16/2007 O 950,000 33977-98			
								12/15/1999 F 100 18128-162			

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 %
21-67	01/26/2021	3	ALTERATIONS	44,000	06/15/2021	JD	100 60
21-76	01/26/2021	3	ALTERATIONS	44,000	11/01/2021	JD	100 100
19-729	09/25/2019	3	ALTERATIONS	44,500	08/26/2020	JD	100 10
		7	OTHERS		04/17/2019	JD	100 100
18-861	12/10/2018	3	ALTERATIONS	35,015	04/17/2019	JD	100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,523	NS	1.00	100	1.00	100	1.00	R02	0.85		326,500

DETACHED

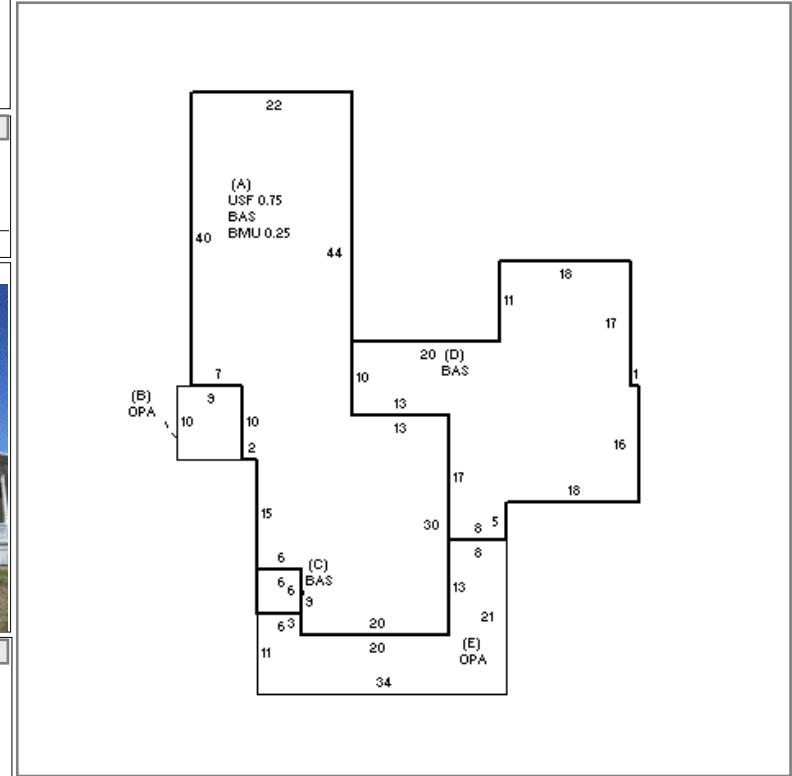
TOTAL	24,523 SF	ZONING	FRNT	295	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	326,500	314,300
Inf1	FACTOR 100		BUILDING	930,700	828,300		
Inf2	PHY 100		DETACHED	1,300	1,200		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,258,500</b>	<b>1,143,800</b>		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	04/17/2019
SHF	-	0.90	50 0.50	20X12		240	10.68	1,300	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/17/2019	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	11/1/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,907	DETAIL ADJ	1.210	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	420		75.78	31,828
\$NLA(RCN)	\$284	OVERALL	1.000	EXT COVER	9	COMPOSITION	0.98	A	USF	L	UPPER STORY FIN	1,259	1850	242.16	304,883
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	484		61.80	29,911
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,648	1850	266.29	705,138
				FLOOR COVER	24	COMB	1.00		F12	O	FPL 1S 2OP	1		12,416.40	12,416
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,108,002
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$930,700