

Key: 2704

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.605

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MALERBI GREGORY D TR & CARROLL LESLIE J TR 48 GANNETT RD SCITUATE, MA 02066				7-7-10-0				48 GANNETT RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MALERBI GREGORY D TR & CARROLL LESLIE J TR				03/10/2021	E	1 54543-267	
MALERBI GREGORY D & CARROLL LESLIE J TR				12/29/2020	F	1 54095-139					
MALERBI GREGORY D & CARROLL LESLIE J TR				08/17/2018	A	1 50179-40					

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	%
07-223		7	OTHERS		11/02/2022	JD	100	100
		2	ADDITIONS	30,000	06/08/2009	SJ	100	100
		2	ADDITIONS		05/14/2008	SJ	100	100
07-223		3	ALTERATIONS	30,000	08/16/2007	SJ	100	100
96-489	10/01/1996	3	ALTERATIONS				100	100

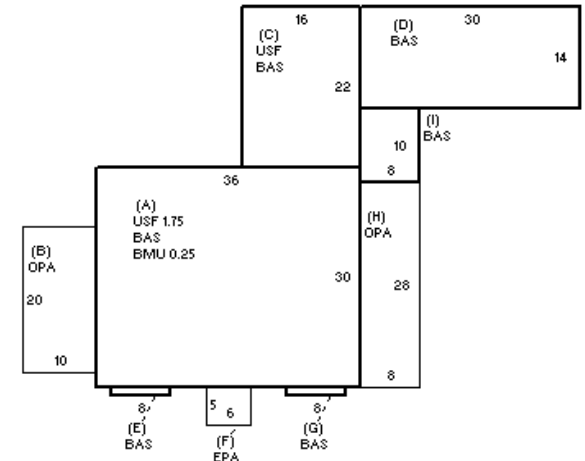
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,248	MB	1.00	1.00	1.00	1.00	748,000	1.25	100	1.00	R09 1.70	668,150

TOTAL	31,233 SF	ZONING	FRNT	370	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	668,200	607,400
Inf1	FACTOR 100		BUILDING	594,200	329,500		
Inf2	PHY 100		DETACHED	10,300	6,000		
			OTHER	0	0		
			TOTAL		1,272,700	942,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
DGF	A	1.00	40 0.60 20X16		320	53.39	10,300	11/02/2022



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/2/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1700	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,061,061
NET AREA	4,190	DETAIL ADJ	1.184	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	270		69.47	18,756		
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	2,242	1700	215.71	483,633		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	424		56.65	24,020		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,868	1700	237.21	443,104		
				FLOOR COVER	24	COMB	1.00	F	EPA	N	ENCLOSED PORCH	30		99.22	2,977		
				INT FINISH	1	PLASTER	1.00	I	BAS	L	BASE AREA	80	2008	237.20	18,976		
				HEATING/COOLING	2	HOT WATER	1.02	F23	O	FPL 2S 3OP	2			17,072.00	34,144		
				FUEL SOURCE	2	GAS	1.00	F32	O	FPL 3S 2OP	1			13,699.40	13,699		
								KIT	O	XTRA KITCHEN	1			7,165.40	7,165		

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56

RCNLD	\$594,200
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