

Key: 2705

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.606

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CURRENT OWNER				PARCEL ID				LOCATION			
BIRD REBECCA C 40 GANNETT RD UNIT 40 SCITUATE, MA 02066				7-7-11-0				40 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BIRD REBECCA C				07/29/2013	F	1	43412-103				
BIRD BRUCE L & REBECCA C				06/18/1992	QS	218,000	11056-4				
GOLDEN CONDOMINIUM TRUST				04/21/1992	XX		10913-261				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-030	01/22/2013	3	ALTERATIONS	2,950	06/13/2013	SJ	100	100
		6	CYCL GROWTH				100	100

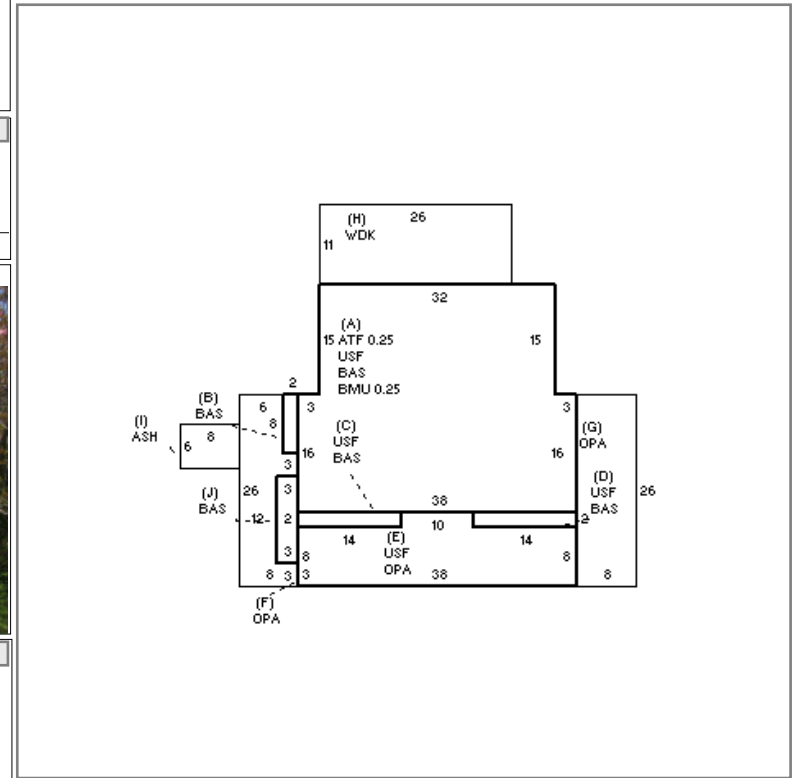
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	FRNT	322	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Infl1					BUILDING	1,057,700	996,100
Infl2					DETACHED	0	0
					OTHER	0	0
					TOTAL	1,057,700	996,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	5/9/2023	NC
MODEL	10		CONDO	LIST	5/9/2023	EST
STYLE	1	1.00	CONDO [100%]	REVIEW	6/21/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
GENERATOR

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,229,826		
NET AREA	2,936	DETAIL ADJ	2.214	COMPLEX	7	40 GANNETT RD	2.15	A	BMU	N	BSMT UNFINISHED	272		22.80	6,202	CONDITION ELEM	CD		
\$NLA(RCN)	\$419	OVERALL	1.000	STYLE	23	STAND ALONE	1.00	+	USF	L	UP-STRY FIN	1,468	1890	412.11	604,983	INTERIOR	G		
				VIEW/LOC	9	NONE	1.00	A	ATF	L	FINISHED ATTIC	272	1890	292.90	79,669	KITCHEN	G		
				HVAC	11	HW/COOL AIR	1.03	+	BAS	L	BAS AREA	1,196	1890	412.11	492,888	BATHS	G		
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	688		24.40	16,787	EXTERIOR	A		
				FLOOR LEVEL	12	BOTH 1 & 2	1.00	H	WDK	N	ATT WOOD DECK	286		19.00	5,434				
				CONDO MODEL	99		1.00	I	ASH	N	ATT SHED	48		12.79	614				
				INT QUALITY	0		1.00	F	FPL	O	FPL, FIREPLACE	1		3,766.00	3,766				
																		EFF.YR/AGE	1977 / 45
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$1,057,700