

Key: 2711

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.613

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BENNETT PATRICIA J PO BOX 234 43 GANNETT RD NO SCITUATE, MA 02060				14-1-15-0				43 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BENNETT PATRICIA J				11/06/1995	A	225,000	13944-99				
BENNETT C W JR & K				01/01/1963	XX		2981-454				
CURLEY JOHN M JR				01/01/1962	XX		2864-334				

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	%
97-229		3	ALTERATIONS		11/08/2022	JD	100	100
88-440	06/01/1997	3	ALTERATIONS				100	100
	08/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,300 MB	1.00	100	1.00	748,000	4.82	100	1.00	R09	1.70	604,270

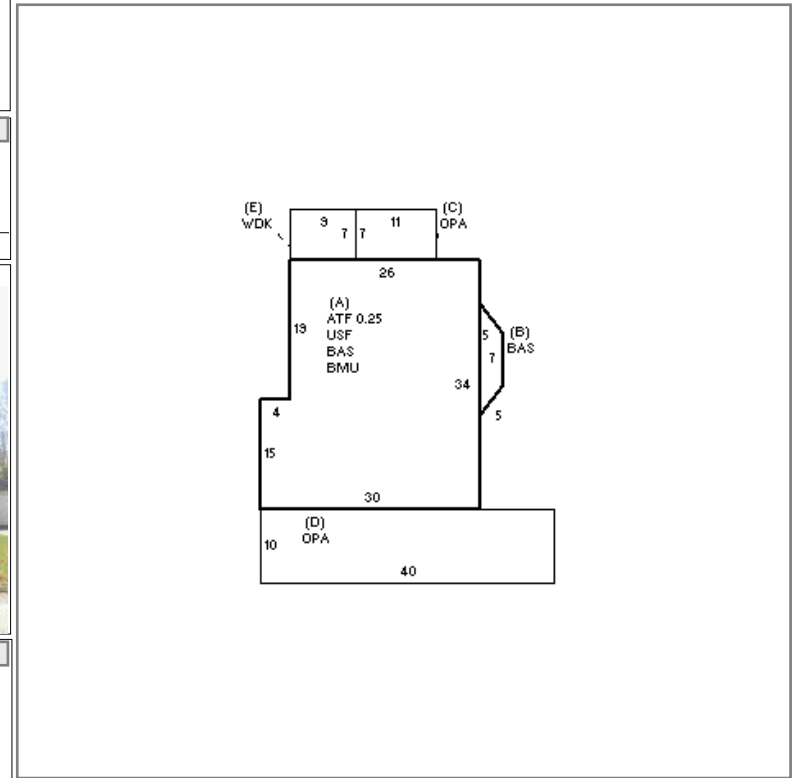
TOTAL	7,300 SF	ZONING	IN M7....	FRNT	73	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	604,300	549,300		
Inf1	FACTOR 100			BUILDING	224,200	175,900		
Inf2	PHY 100			DETACHED	400	400		
				OTHER	0	0		
				TOTAL	828,900	725,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 SHED 8 X 6		48	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/8/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	560,457	
NET AREA	2,157	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	944		47.95	45,267	CONDITION ELEM	CD	
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	944	1890	216.93	204,780	EXTERIOR	P	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	236	1890	154.12	36,373	INTERIOR	P
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	1.00	+	BAS	L	BASE AREA	977	1890	238.54	233,055	KITCHEN	P	
ROOMS	10	1.00	FLOOR COVER	24	COMB	1.00	1.00	+	OPA	N	OPEN PORCH	477		51.50	24,566	BATHS	P	
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	1.00	E	WDK	N	WOOD DECK	63		38.40	2,419	HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00	1.00	F31	O	FPL 3S 1OP	1		9,197.00	9,197	ELECT	A		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00											
TOT FIXTURES	5	\$4,800																
# UNITS	1	1.00																
																EFF.YR/AGE	1954 / 68	
																COND	60 60 %	
																FUNC	0	
																ECON	0	
																DEPR	60 % GD 40	
																RCNLD	\$224,200	