Key: 2712

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,614

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONDON DAVID E & RANA **45 GANNETT RD** **SCITUATE, MA 02066**	**14-1-16-0**	**45 GANNETT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONDON DAVID E & RANA	02/18/2005	QS	615,000	30014-324
GRAHAM MARY E	07/24/1995	F	1	13712-217
GRAHAM WILLIAM J AND MARY	12/01/1994	XX		13293-278

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	%
20-598	09/24/2020	3	ALTERATIONS	130,000	06/22/2021	JD	100	50
20-598	09/24/2020	3	ALTERATIONS	130,000	03/22/2022	JD	100	100
11-095	03/08/2011	3	ALTERATIONS	7,300	06/20/2011	SJ	100	100
07-317	06/07/2007	3	ALTERATIONS	20,000	05/21/2008	SJ	100	100
07-317	06/07/2007	3	ALTERATIONS	20,000	06/17/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,600	MB 1.00	100 1.00	100 1.00	748,000	5.31	100 1.00	R09 1.70			601,410

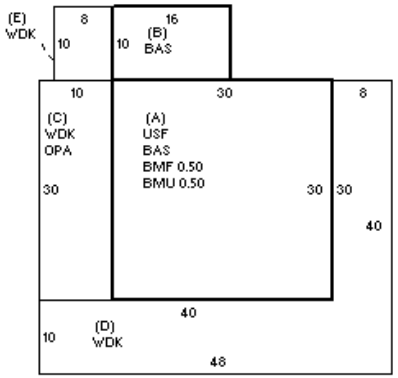
TOTAL	6,621 SF	ZONING		FRNT	70
Ngh	MINOT BCH	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	601,400	546,700
BUILDING	616,100	547,800
DETACHED	12,500	11,900
OTHER	0	0
TOTAL	**1,230,000**	**1,106,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	30 0.70	GARAGE 12X22	1945	264	54.75	10,100
PTD	A 1.00	20 0.80	17 X 24		408	7.48	2,400

PHOTO 03/22/2022



BUILDING

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

MEASURE	6/22/2021	JD
LIST	6/22/2021	EST
REVIEW	3/22/2022	JD

BLDG COMMENTS

YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	1,960	DETAIL ADJ	1.248
$NLA(RCN)	$365	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$5,990
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	450		58.40	26,280
A	BMF	N	BSMT FINISH-SEP	450		81.98	36,893
A	USF	L	UPPER STORY FIN	900	1945	275.61	248,046
+	BAS	L	BASE AREA	1,060	1945	303.07	321,251
C	OPA	N	OPEN PORCH	300		61.80	18,540
+	WDK	N	WOOD DECK	1,100		46.08	50,688
	GEN	O	GENERATOR	1		0.00	
	GFP	O	GAS FIREPLACE	1		6,667.20	6,667
	ODS	O	OUT DOOR SHOWER	1		2,010.00	2,010

TOTAL RCN	716,365

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2008 / 14	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$616,100