

Key: 2713

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.615

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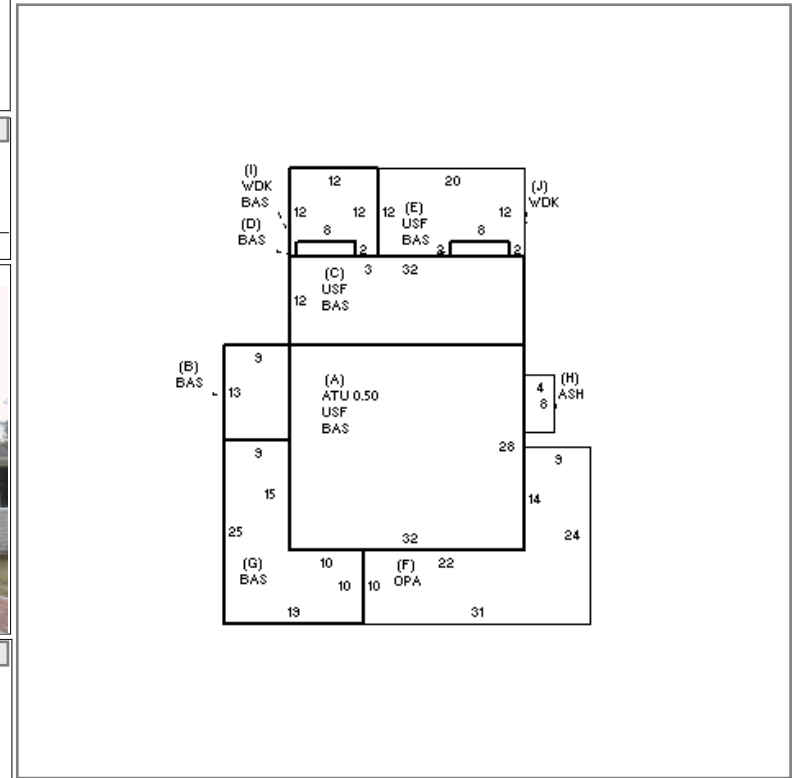
CURRENT OWNER				PARCEL ID				LOCATION			
FLYNN RICHARD F & ANDREA B 47 GANNETT RD SCITUATE, MA 02066				14-1-17-0				47 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLYNN RICHARD F & ANDREA				06/25/2009	QS	740,000	37403-104				
SWEENEY PAUL J & VALERIE				11/25/1985	QS	225,000	6442-155				
GOODWIN RICHARD AND NANCY				06/03/1983	XX		5367-186				

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	%
19-92	02/19/2019	3	ALTERATIONS	36,000	06/17/2019	JD	100	50
19-92	02/19/2019	3	ALTERATIONS	36,000	02/25/2020	JD	100	100
13-263	05/06/2013	3	ALTERATIONS	20,200	06/24/2013	SJ	100	100
12-301	06/01/2012	3	ALTERATIONS	5,000	06/24/2013	SJ	100	100
3-294	06/04/2003	3	ALTERATIONS				100	100

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TOTAL	25,138 SF	ZONING	FRNT	274	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	IN M7....		LAND	654,400	595,000
Inf1	FACTOR 100		BUILDING	768,000	683,500		
Inf2	PHY 100		DETACHED	33,700	32,000		
			OTHER	0	0		
			TOTAL	1,456,100	1,310,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	G	1.20	10 0.90 20 X 38	2020	760	41.13	28,100
SHF	G	1.20	10 0.90 12 X 16		192	14.86	2,600
PTD	G	1.20	10 0.90 15X24	2020	360	9.17	3,000



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BUILDING	CD	ADJ	DESC	MEASURE	6/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	2/25/2020	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	OTHER FIX=SINK & SHOWER		

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	960,054
NET AREA	3,178	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,882	1910	281.28	529,375	CONDITION ELEM	CD
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,296	1910	255.80	331,513	EXTERIOR	G
CAPACITY				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	448		44.40	19,891	INTERIOR	G
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	F	OPA	N	OPEN PORCH	436		61.80	26,945	KITCHEN	G	
ROOMS	12	1.00	FLOOR COVER	24	COMB	1.00	H	ASH	N	ATT SHED	32		26.81	858	BATHS	G	
BEDROOMS	5	1.00	INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	352		46.08	16,220	HEAT	U	
BATHROOMS	3	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F31	O	FPL 3S 1OP	2		11,036.40	22,073	ELECT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00					
TOT FIXTURES	11	\$13,178	EFF.YR/AGE 2002 / 20														
# UNITS	1	1.00	COND 18 18 %														
COND 0																	
ECON 0																	
DEPR 20 % GD 80																	
RCNLD																\$768,000	