

Key: 2716

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.619

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LALLY ELIZABETH TR 230 CLARK ROAD BROOKLINE, MA 02445-5849				14-2-23-0				61 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LALLY ELIZABETH TR				01/28/2022	F	1	56371-291				
LALLY JOHN P & ELIZABETH				08/01/1983	QS	83,000	5425-102				
NETHERWOOD FRANK B & JOHN				04/22/1980	XX		4818-40				

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	%
06-140	03/27/2006	3	ALTERATIONS	15,000	05/30/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,594	NS	1.00	100	1.00	100	1.00	R02	0.85		318,030

TOTAL	17,598 SF	ZONING	FRNT	87	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE IN M7....	LAND	318,000	306,100		
Infl1	FACTOR 100		BUILDING	223,800	208,200		
Infl2	PHY 100		DETACHED	800	800		
			OTHER	0	0		
			TOTAL	542,600	515,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		400	1.10	400
S/V	A	1.00	SV 1.00 SHED		400	1.10	400

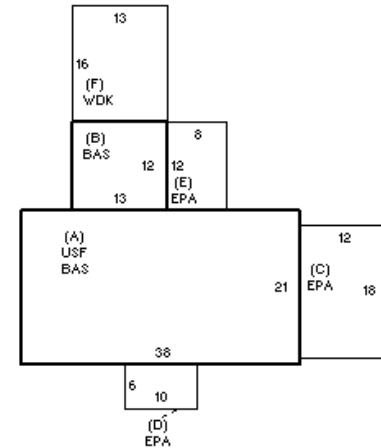


BLDG COMMENTS

FY12 FR- COLONIAL TO CONV

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2012	PL
MODEL	1		RESIDENTIAL	LIST	3/13/2012	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,752	DETAIL ADJ	1.198
\$NLA(RCN)	\$290	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$5,271	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	508,707
+	BAS	L	BASE AREA	954	1920	272.51	259,978	CONDITION ELEM CD	
A	USF	L	UPPER STORY FIN	798	1920	247.82	197,762	EXTERIOR	
+	EPA	N	ENCLOSED PORCH	372		99.22	36,909	INTERIOR	
F	WDK	N	WOOD DECK	208		42.24	8,786	KITCHEN	
								BATHS	
								HEAT	
								ELECT	
EFF.YR/AGE								1956 / 66	
COND								56 56 %	
FUNC								0	
ECON								0	
DEPR								56 % GD 44	
RCNLD								\$223,800	