

Key: 2800

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.703

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHARLEBOIS EDWARD & JULIE HANLEY 3 GANNETT RD SCITUATE, MA 02066				15-1-2-0				3 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHARLEBOIS EDWARD & GOUVEIA SHARON, TR				10/30/2018	O	737,500	50463-246				
GOUVEIA WM A				04/23/2007	F	1 34421-211					
				06/28/2001	F	20091-344					

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 %
18-891	12/18/2018	3	ALTERATIONS	250,000	04/17/2019	JD	100 40
18-891	12/18/2018	3	ALTERATIONS	250,000	03/03/2020	JD	100 100
		2	ADDITIONS		03/26/2004	PJB	100 100
2-701	12/09/2002	3	ALTERATIONS				100 100
01319	06/28/2001	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,263 MB	1.00	100	1.00	990,000	5.58	100	1.00	WV6	2.25	794,080

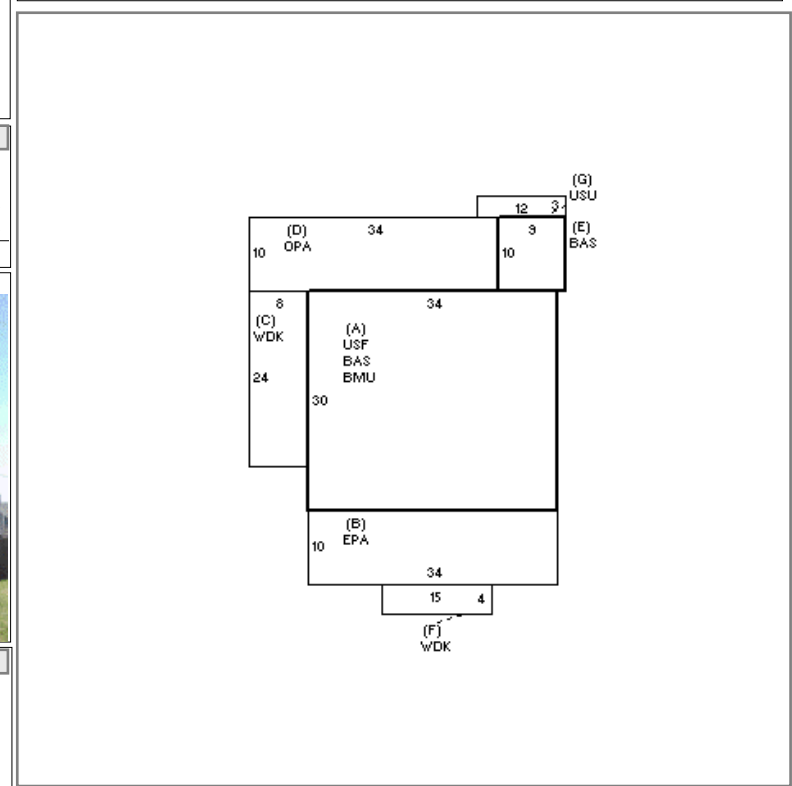
TOTAL	6,263 SF	ZONING	FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E IN M8....	LAND	794,100	737,900		
Inf1	FACTOR 100		BUILDING	638,900	568,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			1,433,000	1,306,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/17/2019



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	4/17/2019	JD
MODEL	1		RESIDENTIAL	LIST	4/17/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2020	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	742,902	
NET AREA	2,130	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,020		56.28	57,404	CONDITION ELEM	CD	
\$NLA(RCN)	\$349	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,020	1910	265.52	270,830	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	340		108.24	36,802	INTERIOR	V	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	252		46.08	11,612	KITCHEN	V	
				FLOOR COVER	24	COMB	1.00	D	OPA	N	OPEN PORCH	340		61.80	21,012	BATHS	V	
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,110	1910	291.97	324,091	HEAT	U	
				HEATING/COOLING	2	HOT WATER	1.02	G	USU	N	UPPER STORY UNF	36		117.03	4,213	ELECT	U	
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887			
																EFF.YR/AGE	2008 / 14	
																COND	14 14 %	
																FUNC	0	
																ECON	0	
																DEPR	14 % GD 86	
																RCNLD	\$638,900	