

Key: 3024

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.931

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUGGINS THOMAS 12 GANNETT RD SCITUATE, MA 02066				8-4-12-0				12 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HUGGINS THOMAS				07/15/2019	QS	900,000		51360-50			
BACCEI KELLEY G				08/31/2017	QS	890,000		48877-68			
KANE KEVIN M & LAURIE L				04/21/2016	QS	822,500		46828-91			

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 %
20-257	05/07/2020	3	ALTERATIONS	22,000	08/26/2020	JD	100 100
93-114	03/10/1993	3	ALTERATIONS				100 100
92-128	02/18/1992	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

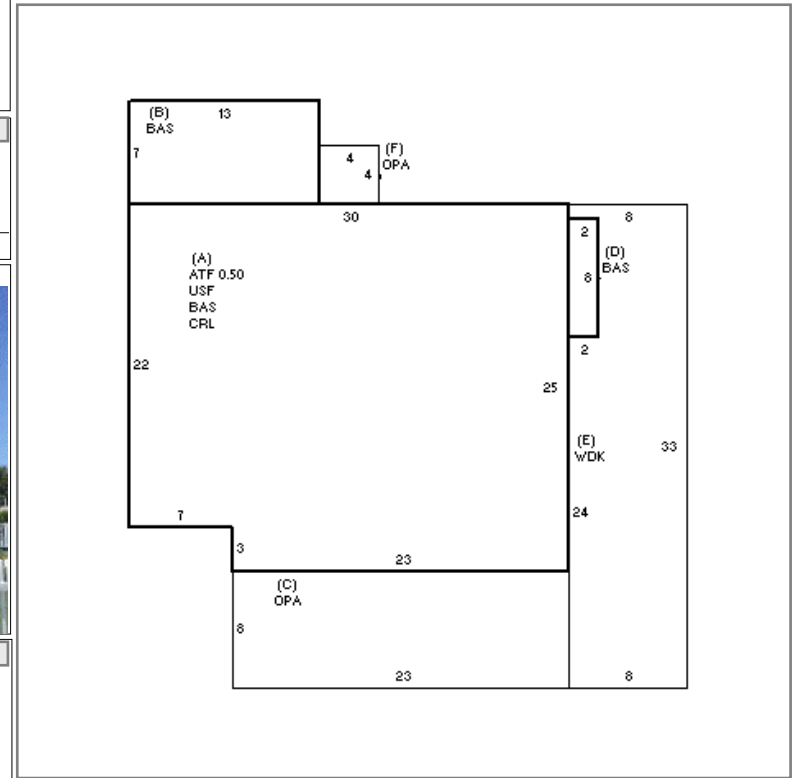
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,524	MB 1.00	100	1.00	990,000	6.29	100	1.00	WV6	2.25	789,670

TOTAL	5,532 SF	ZONING	N O T E	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH			LAND		789,700	733,800	
Infl1	FACTOR 100			BUILDING		468,400	417,000	
Infl2	PHY 100			DETACHED		16,300	15,500	
				OTHER		0	0	
				<b>TOTAL</b>		<b>1,274,400</b>	<b>1,166,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	V	1.50	10 0.90		220	82.13	16,300



BLDG COMMENTS	FY18... RENO. PER MLS... KIT./BATHS
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BUILDING	CD	ADJ	DESC	MEASURE	8/26/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/26/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	KT
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	
NET AREA	1,930	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	729		13.98	10,188	
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	729	1910	276.18	201,336	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	A	ATF	L	ATTIC FINISH	365	1910	196.22	71,621
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	836	1910	303.70	253,891		
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	200		61.80	12,360		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	248		46.08	11,428		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F31	O	FPL 3S 1OP	1			11,036.40	11,036		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	2			2,009.40	4,019		
TOT FIXTURES	8	\$9,584														
# UNITS	1	1.00														

TOTAL RCN	585,463
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$468,400