

Key: 3025

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.932

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| HENRY DAVID J & EVELYN V PO BOX 63 MINOT, MA 02055 | | | | 8-4-13-0 | | | | 8 GANNETT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| HENRY DAVID J & EVELYN V | | | | 10/16/2003 | F | 26808-321 | | | | | |
| HENRY EVELYN V | | | | 06/21/1996 | QS | 1 14455-282 | | | | | |
| HENRY DAVID J & EVELYN V | | | | 05/08/1987 | XX | 7683-302 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|---------|------------|----|--------|-----|
| 1090 | 100 | MULTIPLE HSES | | | | 1 | 1 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 18-876 | 12/17/2018 | 3 | ALTERATIONS | 124,000 | 06/17/2019 | JD | 100 | 95 |
| 18-786 | 12/17/2018 | 3 | ALTERATIONS | 124 | 01/08/2020 | JD | 100 | 100 |
| 11-097 | | 3 | ALTERATIONS | 75,000 | 06/18/2012 | SJ | 100 | 100 |
| 11-239 | 05/11/2011 | 7 | OTHERS | 30,000 | 06/18/2012 | SJ | 100 | 100 |
| 11-239 | 05/10/2011 | 7 | OTHERS | 30,000 | 06/15/2011 | SJ | 100 | 100 |

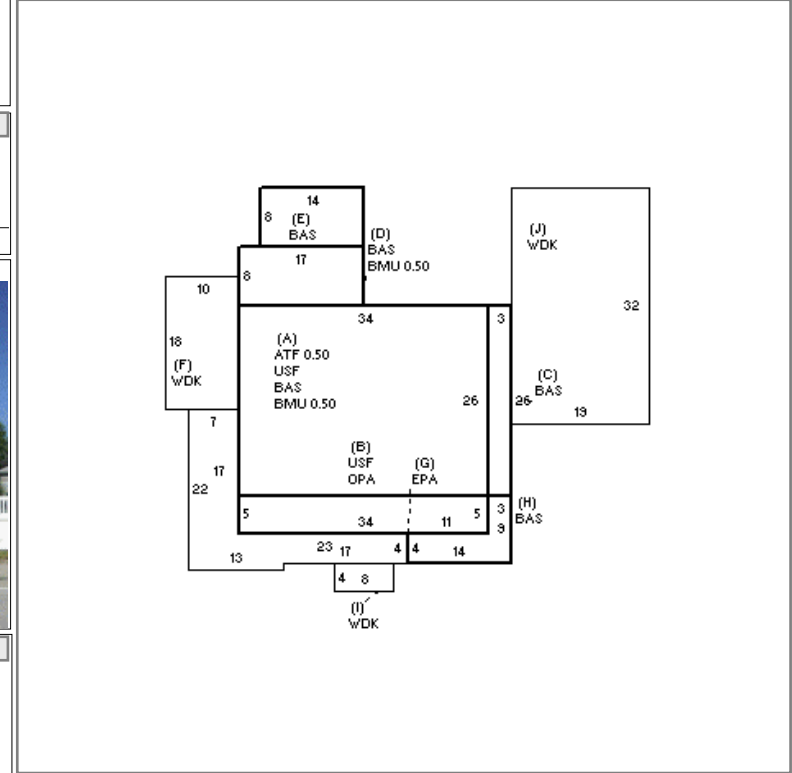
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|---------|-------|-------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 16,113 | MB 1.00 | 100 | 1.00 | 100 | 1.00 | 990,000 | 2.28 | 100 | 1.00 | WV6 2.25 | 836,630 |

| TOTAL | 16,113 SF | ZONING | NOOTE | FRNT | 98 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|-------|--------------|------------------|------------------|---------|----------|
| Ngh | MINOT BCH | | | LAND | 836,600 | 777,500 | | |
| Infl1 | FACTOR 100 | | | BUILDING | 659,100 | 586,400 | | |
| Infl2 | PHY 100 | | | DETACHED | 22,700 | 21,600 | | |
| | | | | OTHER | 139,400 | 129,900 | | |
| | | | | TOTAL | 1,657,800 | 1,515,400 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------------|
| IPG | + | 1.10 | 10 0.90 | 18 X 36 | 2011 | 648 | 38.90 22,700 |



| BUILDING | CD | ADJ | DESC | MEASURE | 6/17/2019 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/17/2019 | JD |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 1/8/2020 | JD |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1910 | SIZE ADJ | 1.000 |
|------------|-------|------------|-------|
| NET AREA | 2,777 | DETAIL ADJ | 1.224 |
| \$NLA(RCN) | \$304 | OVERALL | 1.000 |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BMU | N | BSMT UNFINISHED | 510 | | 72.09 | 36,767 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 1,054 | 1910 | 255.38 | 269,173 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | ATF | L | ATTIC FINISH | 442 | 1910 | 181.45 | 80,200 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | B | OPA | N | OPEN PORCH | 170 | | 61.80 | 10,506 |
| FLOOR COVER | 24 | COMB | 1.00 | + | BAS | L | BASE AREA | 1,281 | 1910 | 280.83 | 359,741 |
| INT FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 820 | | 46.08 | 37,786 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | G | EPA | N | ENCLOSED PORCH | 252 | | 108.24 | 27,276 |
| FUEL SOURCE | 2 | GAS | 1.00 | | F31 | O | FPL 3S 1OP | 1 | | 11,036.40 | 11,036 |
| | | | | | ODS | O | OUT DOOR SHOWER | 1 | | 1,970.40 | 1,970 |

| TOTAL RCN | 845,030 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | V |
| BATHS | V |
| HEAT | U |
| ELECT | A |
| EFF.YR/AGE | 1997 / 25 |
| COND | 22 22 % |
| FUNC | 0 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$659,100 |

Key: 3025

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.933

LEGAL

| | | | | | |
|--|--|-----------|---|--------------|--------------|
| CURRENT OWNER | | PARCEL ID | | LOCATION | |
| HENRY DAVID J & EVELYN V PO BOX 63 MINOT, MA 02055 | | 8-4-13-0 | | 8 GANNETT RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|--------|---------------|------|--------|-------|----|--------|
| 1090 | 100 | MULTIPLE HSES | | | | 2 | 2 of 2 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|-----|------|------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|-----|------|------|----------|-----|------|-----|----|------------|-----------|

| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|-------|--------|----------|----------|---------|----------|
| Ngh | NOTE | | LAND | 139,400 | |
| Inf1 | | BUILDING | | | |
| Inf2 | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|

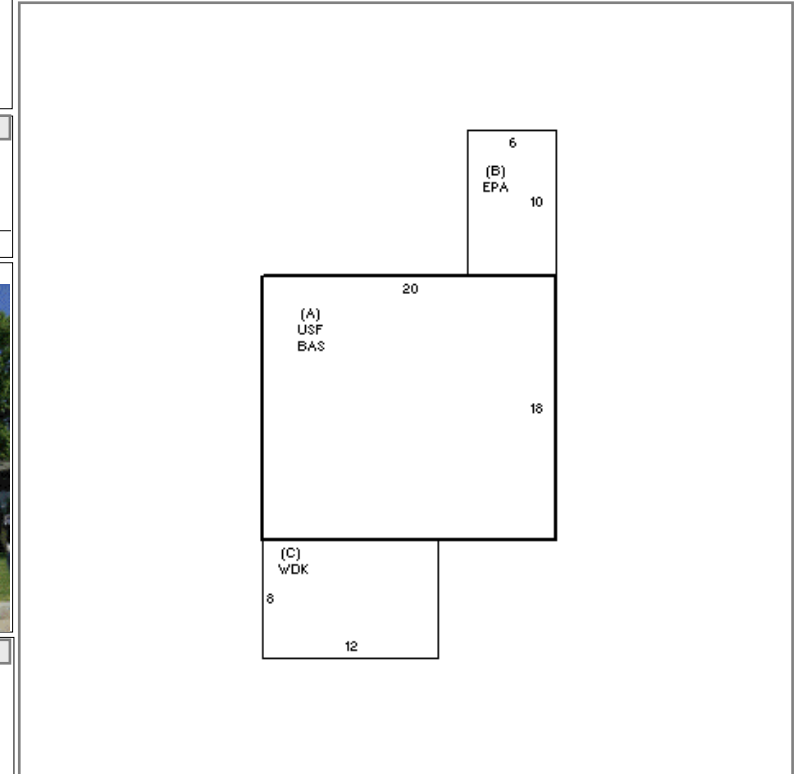


| BUILDING | CD | ADJ | DESC | MEASURE | 6/17/2019 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/17/2019 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 4/1/2011 | KT |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|----|-----------|--------|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BAS | L | BASE AREA | 360 | 0 | 272.86 | 98,228 |
| EXT COVER | 1 | WD SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 360 | 0 | 248.13 | 89,328 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | EPA | N | ENCLOSED PORCH | 60 | | 90.20 | 5,412 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 96 | | 38.40 | 3,686 |
| FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

BUILDING

| YEAR BLT | 0 | SIZE ADJ | 1.000 |
|--------------|-------|------------|-------|
| NET AREA | 720 | DETAIL ADJ | 1.020 |
| \$NLA(RCN) | \$277 | OVERALL | 1.000 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2 | 1.00 | |
| ROOMS | 3 | 1.00 | |
| BEDROOMS | 1 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| # 1/2 BATHS | 0 | 1.00 | |
| TOT FIXTURES | 3 | \$2,448 | |
| # UNITS | 1 | 1.00 | |



| | |
|----------------|------------|
| TOTAL RCN | 199,102 |
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1973 / 49 |
| COND | 30 30 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 30 % GD 70 |
| RCNLD | \$139,400 |