

Key: 3089

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.995

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOBIN EDWARD B & SHANNON L 21 GANNETT ROAD SCITUATE, MA 02066				15-4-3-A				21 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOBIN EDWARD B & SHANNON				06/26/1997	QS	249,000	15274-306				
GIVAN THOMAS A & MORIN MO				10/28/1994	QS	205,000	13231-139				
TOBIN MARGARET ANN BYRNES				10/13/1989	XX		9401-128				

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	%
20-157	03/04/2020	2	ADDITIONS	30,000	09/15/2020	JD	100	50
20-157	03/04/2020	2	ADDITIONS	30,000	03/30/2021	JD	100	100
11-181	04/19/2011	2	ADDITIONS	58,500	06/11/2014	MR	100	100
11-181	04/19/2011	2	ADDITIONS	58,500	06/30/2015	SJ	100	100
98-14	01/26/1998	3	ALTERATIONS				100	100

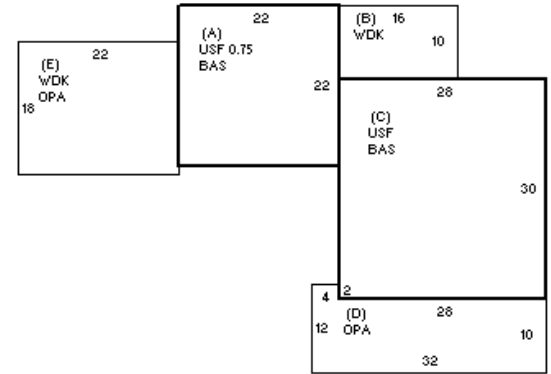
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,486 MB	1.00	100	1.00	748,000	1.83	100	1.00	R09	1.70	643,370

TOTAL	20,473 SF	ZONING	IN M8....	FRNT	54	ASSESSED	LAND 643,400	CURRENT	643,400	PREVIOUS	584,900
Ngh	MINOT BCH	NOTE	IN M8....	LAND	541,400	BUILDING	6,600	OTHER	0	TOTAL	1,191,400
Inf1	FACTOR 100			DETACHED	6,400	PREVIOUS	1,073,100				
Inf2	PHY 100			OTHER	0						
				TOTAL	0						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 16X8		128	13.66	1,200
PTD	A	1.00	20 0.80 17 X 17		289	7.96	1,800
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	9/15/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2021	JD
QUALITY	+	1.10	AVG +/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	694,099
NET AREA	2,527	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,324	1910	255.72	338,570	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,203	1910	232.55	279,754	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	556	42.24	23,485	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	724	56.65	41,015	KITCHEN	G		
ROOMS	7	1.00	FLOOR COVER	24	COMB	1.00		GEN	O	GENERATOR	1	0.00		BATHS	G		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1	1,771.00	1,771	HEAT	G		
BATHROOMS	3	1.00	HEATING/COOLING	1	FORCED AIR	1.00								ELECT	U		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00											
TOT FIXTURES	9	\$9,504															
# UNITS	1	1.00															
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$541,400