Key: 4809

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,561

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN DONNA H S/O DONOVAN DONNA H TR 22 GATES CIR SCITUATE, MA 02066	44-2-2-K	22 GATES CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN DONNA H TR	02/28/2023	F	1	57702-239
DONOVAN DONNA H	05/29/2014	QS	300,000	44365-62
MORGAN SUZANNE	10/13/1994	F	1	13200-190

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

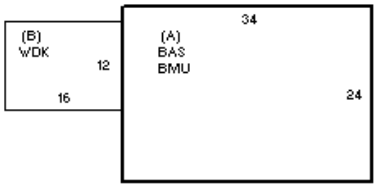
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-563	08/29/2017	3	ALTERATIONS	18,000	07/24/2018	JD	100	100
91-520	10/07/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,600	SC 1.00	100 1.00	100 1.00	396,000	1.82	100 1.00	R04 0.90			340,740

TOTAL	20,600 SF	ZONING		FRNT	258
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,700	327,000
BUILDING	172,800	153,700
DETACHED	500	500
OTHER	0	0
TOTAL	**514,000**	**481,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			40	17.03	500

PHOTO 09/30/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/18/2009	PL
LIST	6/18/2009	EST
REVIEW	7/24/2018	JD

YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	816	DETAIL ADJ	0.875
$NLA(RCN)	$294	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,100
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		50.18	40,949
A	BAS	L	BASE AREA	816	1965	223.37	182,269
B	WDK	N	WOOD DECK	192		38.40	7,373
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	239,972

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$172,800