

Key: 5153

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.898

LEGAL

LAND

DETACHED

BUILDING

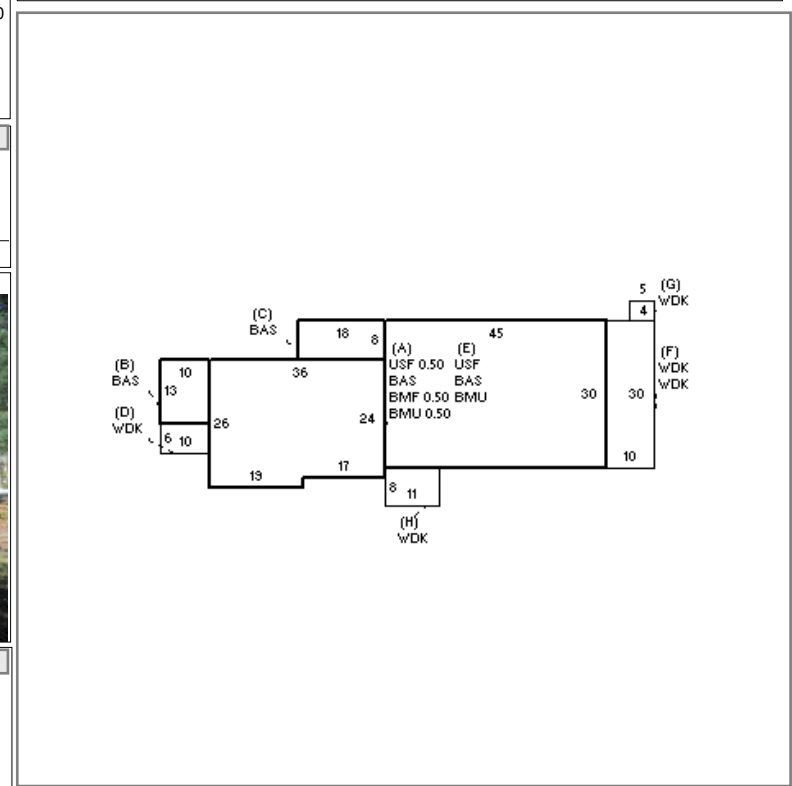
CURRENT OWNER				PARCEL ID				LOCATION				
STRUZZIERO ROBERT 357 GANNETT RD, UNIT 95 SCITUATE, MA 02060				13-2-43-0				330 GANNETT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STRUZZIERO ROBERT				04/01/2020	O	575,000	52554-187					
ROWLES ADRIENNE				03/30/2016	S	361,000	46751-75					
FEDERAL NATIONAL MORTGAGE				01/05/2016	L	378,361	46460-72					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-468	05/05/2021	2	ADDITIONS	478,000	06/16/2021	JD	100	0
21-468	05/05/2021	2	ADDITIONS	478,000	03/22/2022	JD	100	70
21-468	05/05/2021	2	ADDITIONS	478,000	05/26/2022	JD	100	75
21-468	05/05/2021	2	ADDITIONS	478,000	11/03/2022	JD	100	100
		7	OTHERS		02/25/2020	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	374,000	1.00	100	1.00	R02	0.85	343,430
300	A	0.402	NS 1.00	100	1.00	16,830	1.00	100	1.00	R02	0.85	6,770

TOTAL	1.320 Acres		ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE		NOTE			LAND	350,200	337,500
Infl1	FACTOR 100			BUILDING	937,600	722,800		
Infl2	PHY 100			DETACHED	42,300	40,800		
				OTHER	0	0		
						TOTAL	1,330,100	1,101,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	30 0.70 24X30		720	80.28	40,500
SHF	A	1.00	50 0.50 8X10		80	15.97	600
SHF	A	1.00	50 0.50 20X10		200	12.29	1,200



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/3/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	937,636	
NET AREA	4,327	DETAIL ADJ	1.050	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,801		39.66	71,424	CONDITION ELEM	CD	
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	451		55.67	25,108	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	451	1983	173.31	78,161	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,176	1983	190.57	224,115	KITCHEN	G	
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	768		38.40	29,491	BATHS	G	
				INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	1,350	2022	190.57	257,275	HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	USF	L	UPPER STORY FIN	1,350	2022	173.31	233,964	ELECT	U	
				FUEL SOURCE	1	OIL	1.00		BMG	O	BSMT GARAGE	2		2,491.00	4,982			
										GFP	O	GAS FIREPLACE	1		5,556.00	5,556		
														EFF.YR/AGE	2022 / 0			
														COND	0 0 %			
														FUNC	0			
														ECON	0			
														DEPR	0 % GD 100			
														RCNLD	\$937,600			