

Key: 7891

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.562

LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
GATES LAWRENCE S & PEARL C/O SCITUATE REALTY TRUST 368 GANNETT RD SCITUATE, MA 02066						12-4-16-0				362-366 GANNETT RD			
TRANSFER HISTORY						DOS		T		SALE PRICE		BK-PG (Cert)	
GATES LAWRENCE S & PEARL TRS SCITUATE REALTY TRUST GATES SIDNEY						01/17/1979		QS XX XX		4602-359 2824-438 1948-221			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
0310	62	MULTI-USE COM				1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	6,293	C05 1.00	100	1.00	100	1.00	401,900	3.65	100	1.00	C05 1.00	212,120

TOTAL	6,293 SF	ZONING	FRNT	161	ASSESSED	CURRENT	PREVIOUS
Ngh	5	N C/W 16A O T E			LAND	212,100	203,000
Infl1	FACTOR 100				BUILDING	332,600	317,500
Infl2	PHY 100				DETACHED	700	700
					OTHER	37,300	35,600
					TOTAL	582,700	556,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E	1.80 30 0.70			16	65.52	700

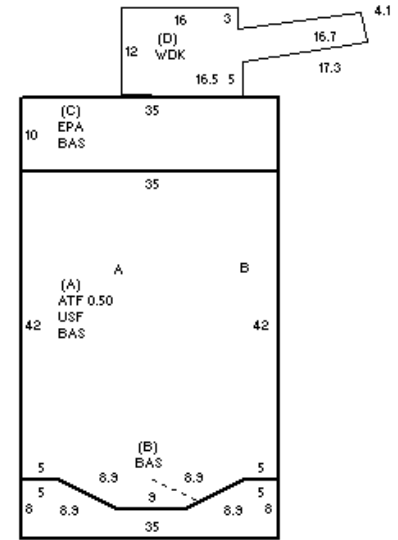


BLDG COMMENTS

1ST minot design company & conlon chiropractic
2ND & 3RD 2-2 BR APTS

DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	19	0.80	MIXED-COMM SECT [100%]	REVIEW	3/15/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	519,670		
NET AREA	4,407	DETAIL ADJ	0.782	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,100	1920	126.83	266,335	CONDITION ELEM	CD		
\$NLA(RCN)	\$118	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	1,538	1920	126.83	195,059	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC	769	1920	51.19	39,364	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	350		37.00	12,950	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	271		22.00	5,962				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	2	HOT WATER	1.02												
				FUEL SOURCE	1	OIL	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1977 / 45
STORIES		2.5	1.00															COND	36 36 %
% HEATED		100	1.00															FUNC	0
% AIR COND		47	1.01															ECON	0
% SPRINKLER		0	1.00															DEPR	36 % GD 64
																RCNLD	\$332,600		

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Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.563

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CURRENT OWNER				PARCEL ID				LOCATION			
GATES LAWRENCE S & PEARL C/O SCITUATE REALTY TRUST 368 GANNETT RD SCITUATE, MA 02066				12-4-16-0				362-366 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	62	MULTI-USE COM				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

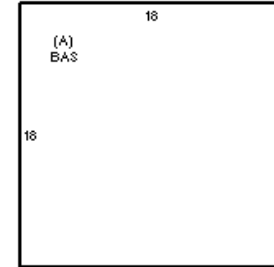
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	37,300	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/05/2011
								



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BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM-5	LIST	
STYLE	31	0.81	STORE [100%]		
QUALITY	M	0.50	MINIMAL [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		3/15/2011 DF

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	324	DETAIL ADJ	0.753	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	324	1920	240.06	77,781
\$NLA(RCN)	\$240	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00								
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	7	FLR/WALL UNIT	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	77,781	
CONDITION ELEM	CD	
EXTERIOR		F
INTERIOR		F
CDN/APP		F
EFF.YR/AGE	1961 / 61	
FUNC	52	52 %
ECON	0	
DEPR	52	% GD 48
RCNLD	\$37,300	