

Key: 7895

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.571

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON INCORPORATED				13-1-33-0				331 GANNETT RD			
331 GANNETT RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				ANDERSON INCORPORATED				08/08/1991	QS	240,000	10421-271
				ANDERSON, ARTHUR W				10/07/1952	XX		2235-164

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3100	100	TANKS RETAIL				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0575	06/02/2022	3	ALTERATIONS	3,000	11/03/2022	JD	100	100
11-441	07/25/2011	3	ALTERATIONS	5,000	06/20/2012	SJ	100	100
		2	ADDITIONS				10	10

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	24,775	C04 1.00	100	1.00	341,615	1.45	100	1.00	C04 0.85		282,330

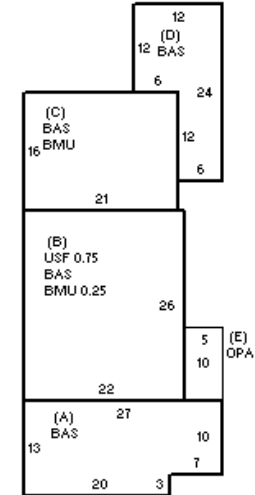
TOTAL	24,786 SF	ZONING		FRNT	31	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	282,300	270,200			
Inf1	FACTOR 100		BUILDING	199,600	190,700			
Inf2	PHY 100		DETACHED	40,300	38,200			
			OTHER	141,100	134,500			
			TOTAL	663,300	633,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		10,000	3.40	17,000
ANT	M	0.70	50 0.50		110	302.33	16,600
C06	A	1.00	50 0.50		800	16.70	6,700



BLDG COMMENTS
ANDERSON FUEL

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	11/3/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [82%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,883	DETAIL ADJ	0.742
\$NLA(RCN)	\$166	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	330	1920	157.78	52,068
EXT. COVER	2	CLAPBOARD	1.00	+	BMU	N	BSMT UNF	479		28.00	13,412
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	429	1920	157.78	67,689
ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BASE AREA	1,124	1920	157.78	177,348
FLOOR COVER	3	W/W CARPET	1.00	E	OPA	N	OPEN PORCH	50		28.00	1,400
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	311,917
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$199,600

Key: 7895

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.572

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON INCORPORATED				13-1-33-0				331 GANNETT RD			
331 GANNETT RD				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3100	100	TANKS RETAIL				2	2 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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	141,100	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
GARAGE/PARTS/LUNCH ROOM

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	26	0.50	STORAGE GAR [100%]	REVIEW	3/15/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,964	DETAIL ADJ	0.441	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,964	1920	92.17	181,015
\$NLA(RCN)	\$112	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	ATU	N	ATTIC UNF	1,316		30.00	39,480
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	220,495
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$141,100

(C) ATU BAS	46
	20
(B) BAS	36
	18
(A) ATU BAS	22
	18