

Key: 7900

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.577

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| 360 GANNETT ROAD REALTY TR,LLC RALPH CONSTANTINE TRUSTEE 358-360 GANNETT RD SCITUATE, MA 02066 | | | | 13-2-37-0 | | | | 358-360 GANNETT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| 360 GANNETT ROAD REALTY T | | | | 06/28/2010 | H | 300,000 | 38671-244 | | | | |
| CONSTANTINE JAMES | | | | 01/01/1973 | QS | 3842-775 | | | | | |
| VARNEY JOHN E ET AL TRUST | | | | 01/01/1958 | XX | 2602-351 | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|---------|------------|--------------|-------------|--------|------------|----|--------|-----|
| 3900 | 100 | COM DEV LAND | | | | | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 17-721 | 11/09/2017 | 4 | DEMO | 44,990 | 02/28/2018 | JD | 100 | 100 |
| 13-0270 | 05/07/2013 | 3 | ALTERATIONS | 11,500 | 06/24/2014 | MR | 100 | 100 |


LAND

| CD | T | AC/SF/UN | NgH | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 103 | S | 5,700 | C05 1.00 | 100 | 1.00 | 100 | 1.00 | 401,900 | 3.91 | 100 | 1.00 | C05 1.00 | 205,430 |

| TOTAL | 5,706 SF | ZONING | NOT E | FRNT | 174 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|-------|------|-----|--------------|----------------|----------------|
| NgH | 5 | | | | | LAND | 205,400 | 196,600 |
| Inf1 | FACTOR 100 | | | | | BUILDING | 0 | 0 |
| Inf2 | PHY 100 | | | | | DETACHED | 0 | 0 |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 205,400 | 196,600 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|------------|
| | | | | | | | | 01/25/2022 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL | | | | LIST |
| STYLE | | | | REVIEW |
| QUALITY | | | | |
| FRAME | | | | |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
| | | | | | | | | | | | | | | | | | |

| TOTAL RCN | CONDITION ELEM | CD |
|------------|----------------|------|
| | | |
| EFF.YR/AGE | | |
| COND | | |
| FUNC | | |
| ECON | | |
| DEPR | | % GD |
| RCNLD | | |