

Key: 7903

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.580

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DES PROPERTIES LLC PO BOX 67 QUINCY, MA 02171				13-2-41-0				340 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DES PROPERTIES LLC				03/14/2022	QS	1,350,000	56556-240				
BUCKLEY & SCOTT CO INC				08/16/1985	QS	246,300	6256-27				
W R SCHULTZ CO INC				01/01/1959	XX		2613-362				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		08/30/2022	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C05 1.00	100	1.00	100	1.00	401,900	1.00	100	1.00	401,900
203	A	0.680	C05 1.00	100	1.00	100	1.00	201,000	1.00	100	1.00	136,680

TOTAL	1.680 Acres	ZONING		FRNT	164	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE		LAND	538,600	397,100		
Inf1	FACTOR 100		BUILDING	231,900	221,400			
Inf2	PHY 100		DETACHED	20,200	19,200			
			OTHER	317,000	226,500			
				<b>TOTAL</b>	<b>1,107,700</b>	<b>864,200</b>		

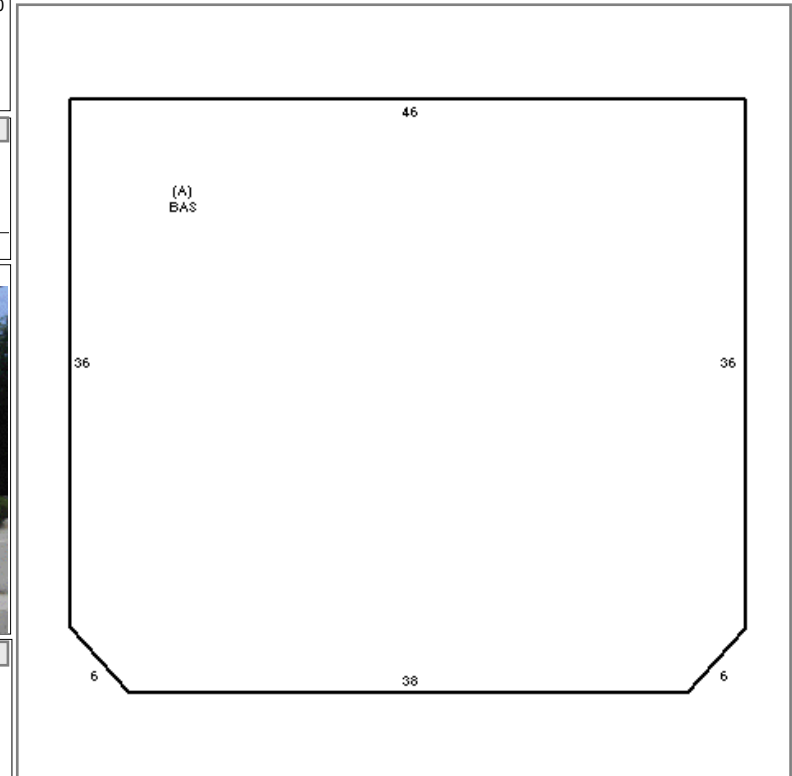
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
QST	A	1.00	40 0.60 24X36		864	10.79	5,600
PAV	A	1.00	50 0.50		5,600	3.40	9,500
SP2	A	1.00	30 0.70 2 -3X5		30	181.40	3,800
SHF	A	1.00	30 0.70 12X12		144	13.23	1,300



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2022	PJK
MODEL	5		CIM-5			
STYLE	31	0.81	STORE [100%]	LIST	5/5/2011	DF
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	9/8/2022	JD
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS			SALON TAJ/FRASIER & WAGNER INC
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BUILDING

YEAR BLT	1946	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,845	DETAIL ADJ	0.792	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,845	1946	169.86	313,395
\$NLA(RCN)	\$170	OVERALL	1.000	EXT. COVER	4	VINYL	1.00								
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98							
STORIES	1	1.00		ROOF COVER	10	METAL	1.00								
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	100	1.03		INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0	1.00		HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	313,395
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1991 / 31
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$231,900

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Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.581

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DES PROPERTIES LLC PO BOX 67 QUINCY, MA 02171				13-2-41-0				340 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

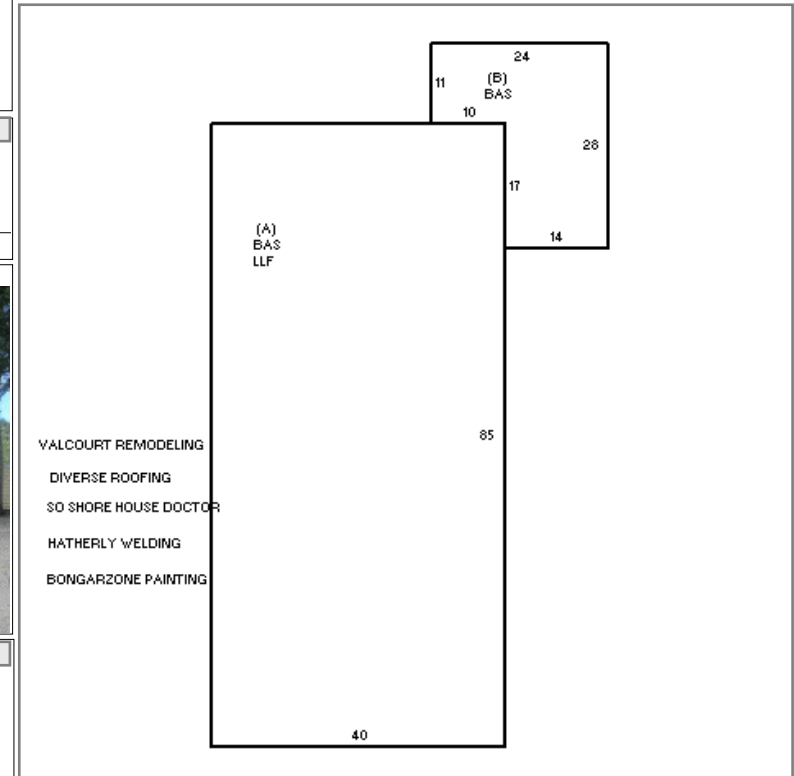
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	317,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	5		CIM-5		
STYLE	56	0.56	WAREHOUSE [93%]	LIST	
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	9/8/2022 JD
FRAME	1	1.00	WOOD FRAME [100%]		

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOW-LEV FIN.	3,400	1920	61.72	209,839
EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	3,400	1920	73.18	248,810
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	502	1920	73.18	36,736
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	2	GAS	1.00								



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	7,302	DETAIL ADJ	0.497
\$NLA(RCN)	\$68	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	0	1.00	
% SPRINKLER	0	1.00	

TOTAL RCN	495,385
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	\$317,000