

Key: 989

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 942

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
GATTONI DONNA 9 ARBORWAY DR SCITUATE, MA 02066				26-5-20-0				9 ARBORWAY DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GATTONI DONNA				09/16/2016	QS	549,900	47467-273					
FRASER STEVEN TR &				06/29/2016	F	100	47112-305					
FRASER STEVEN C & DONNA A				03/10/2009	F	-100	36914-236					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,060	SC	1.00	1.00	1.00	1.00	1.00	R04	0.90		342,630

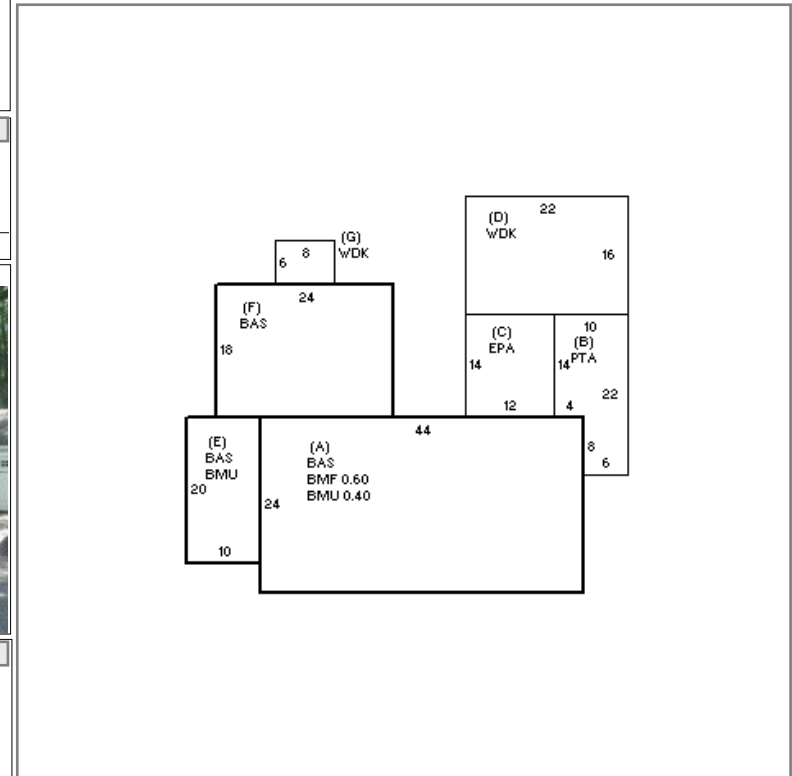
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1266	09/16/2021	3	ALTERATIONS	16,000	06/21/2022	JD	100	100
21-1200	08/19/2021	3	ALTERATIONS	6,000	06/21/2022	JD	100	100
		3	ALTERATIONS		06/21/2006	SJ	100	100
		3	ALTERATIONS		08/16/2005	SJ	100	100
04-321	05/16/2004	3	ALTERATIONS	43,000	07/13/2004	SJ	100	100

TOTAL	22,041 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	342,600	328,800
Inf1	FACTOR 100		BUILDING	302,300	268,900		
Inf2	PHY 100		DETACHED	16,700	15,900		
			OTHER	0	0		
					TOTAL	661,600	613,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	30 0.70	GARAGE 24X22	1972	528	45.29	16,700



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.000
NET AREA	1,688	DETAIL ADJ	0.875
\$NLA(RCN)	\$249	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,200	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	622		44.41	27,626
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	634		62.35	39,530
ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	188		14.90	2,801
ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	168		90.20	15,154
FLOOR COVER	24	COMB	1.00	+	WDK	N	WOOD DECK	400		38.40	15,360
INT FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	200	2005	182.42	36,484
HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	1,488	1965	182.42	271,443
FUEL SOURCE	2	GAS	1.00	F11	O		FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	419,879
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$302,300