

Key: 1525

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.472

LEGALLAND

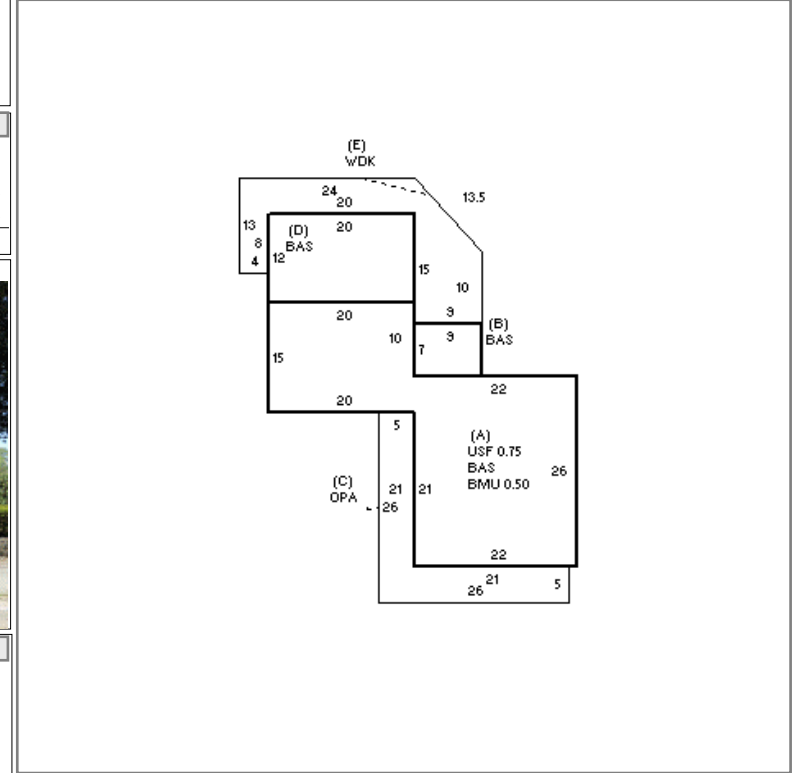
CURRENT OWNER				PARCEL ID				LOCATION			
Dwyer John & Jeanne M 294 Gannett Road Scituate, MA 02066				13-2-50-0				294 Gannett Rd			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
Dwyer John & Jeanne M				11/03/1992	QS	142,000	11392-320				
Pioneer Financial				07/29/1992	QS	110,000	11149-150				
Cutler Richard & Quincie				04/29/1987	XX	7654-247					

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	%
19-242	04/10/2019	3	ALTERATIONS	5,000	07/01/2019	JD	100	100
15-773	11/13/2015	3	ALTERATIONS	5,000	06/08/2016	SJ	100	100
09-411	09/09/2009	2	ADDITIONS	41,800	06/22/2010	SJ	100	100
01-140	04/23/2001	3	ALTERATIONS				100	100
97-102	03/19/1997	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,780	NS 1.00	100	1.00	374,000	2.64	100	1.00	R02	0.85	312,830

TOTAL	13,765 SF	ZONING	FRNT	118	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	312,800	301,100		
Inf1	FACTOR 100		BUILDING	377,700	336,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	690,500	637,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/1/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	517,431
NET AREA	1,829	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	436		63.15	27,533		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	654	1890	232.54	152,083		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	935	1890	255.71	239,091		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	235		51.50	12,103		
				FLOOR COVER	24	COMB	1.00	D	BAS	L	BASE AREA	240	2009	255.71	61,371		
				INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	287		38.40	11,021		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O		FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	U

EFF. YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$377,700