

Key: 1537

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.484

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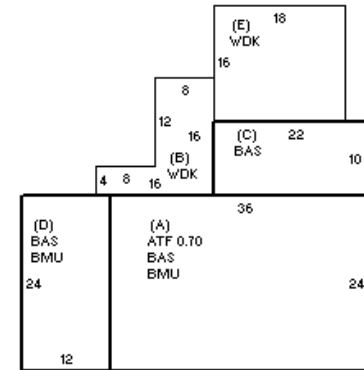
CURRENT OWNER				PARCEL ID				LOCATION				
SQUIRES DAVID M & RACHEL L 248 GANNETT RD SCITUATE, MA 02066				13-2-60-0				248-250 GANNETT RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SQUIRES DAVID M & RACHEL				11/03/2017	A	500,000	49140-325					
WILDER RUSSELL J TR				08/15/2013	F	10	N/A-N/A					
WILDER GILMAN B				12/04/2012	F	10	42337-236					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,780	NS 1.00	100	1.00	374,000	1.73	100	1.00	R02	0.85	323,250

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-447	04/27/2021	3	ALTERATIONS	13,000	06/16/2021	JD	100	100
18-84	02/21/2018	3	ALTERATIONS	15,000	07/09/2018	JD	100	90
18-84	02/21/2018	3	ALTERATIONS	15,000	10/31/2018	JD	100	100
97-649	11/17/1997	3	ALTERATIONS				100	100
93-180	04/20/1993	3	ALTERATIONS				100	100

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TOTAL	21,780 SF	ZONING	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	323,300	311,200
Inf1	FACTOR 100		BUILDING	262,700	233,600		
Inf2	PHY 100		DETACHED	18,200	17,400		
			OTHER	126,200	112,200		
			<b>TOTAL</b>	<b>730,400</b>	<b>674,400</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 GARAGE 24X2	1977	576	44.24	17,800
SHF	-	0.90	70 0.30 SHED12 X 8		96	13.45	400



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BUILDING	CD	ADJ	DESC	MEASURE	3/25/2019	JD
MODEL	1		RESIDENTIAL	LIST	3/25/2019	EST
STYLE	1	0.90	RANCH [69%]	REVIEW	6/16/2021	JD
QUALITY	A	1.00	AVERAGE [69%]			
FRAME	1	1.00	WOOD FRAME [69%]			

BLDG COMMENTS

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	410,392		
NET AREA	1,977	DETAIL ADJ	0.922	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	1,152		45.38	52,282	CONDITION ELEM	CD		
\$NLA(RCN)	\$208	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	605	0	120.30	72,783	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	448		38.40	17,203	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,372	1910	186.19	255,459	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	A		
				INT FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36%
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$262,700

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
SQUIRES DAVID M & RACHEL L 248 GANNETT RD SCITUATE, MA 02066		13-2-60-0	248-250 GANNETT RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

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

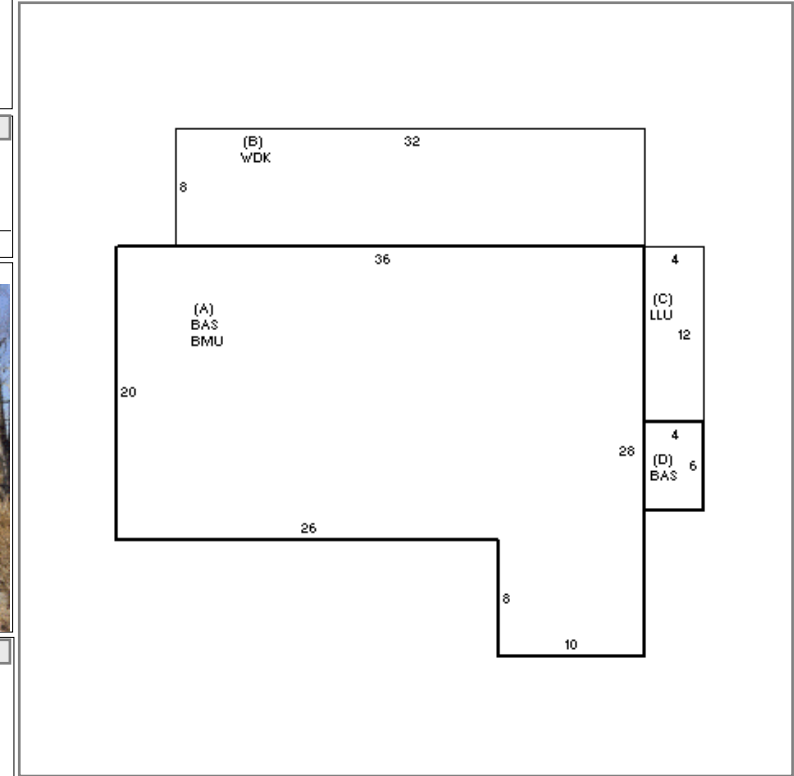
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	126,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
FY12 FR- CONV TO RANCH #250 GANNETT ROAD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2018	JD
MODEL	1		RESIDENTIAL	LIST	10/31/2018	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	3/21/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	210,285				
NET AREA	824	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	800		45.47	36,374	CONDITION ELEM	CD				
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	256		34.56	8,847	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	C	LLU	N	LOWER LEVEL UNF	48		56.55	2,714	INTERIOR	A				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	824	0	194.75	160,476	KITCHEN	A				
				FLOOR COVER	99	N/A	1.00									BATHS	A				
				INT FINISH	99	N/A	1.00									HEAT	O				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	O				
				FUEL SOURCE	7	OTHER	1.00									EFF.YR/AGE 1966 / 56					
																	COND	40	40	%	
																	FUNC	0			
																	ECON	0			
																	DEPR	40	%	GD	60
																	RCNLD				\$126,200