

Key: 2582

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.489

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DUMAS JAMES & NICOLE L BROGAN 112 GANNETT RD SCITUATE, MA 02066				7-5-22-0				112 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DUMAS JAMES & TRASK RICHARD P				10/12/2017	QS	490,000	49040-198				
MCSHANE PAUL & KATHLEEN				09/24/2002	QS	459,000	22926-283				
				01/01/1976	XX		4101-449				

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	%
10-422	09/14/2010	2	ADDITIONS	5,800	06/14/2011	SJ	100	100
		6	CYCL GROWTH				100	100

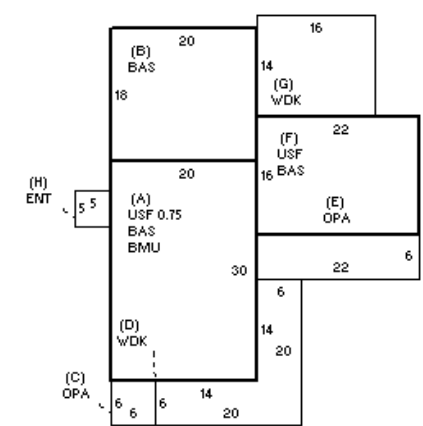
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,573	NS 1.00	100	1.00	374,000	1.82	100	1.00	R02	0.85	321,780

TOTAL	20,560 SF	ZONING		FRNT	143	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	321,800	309,700	
Inf1	FACTOR 100		BUILDING	332,500	307,100			
Inf2	PHY 100		DETACHED	100	100			
			OTHER	0	0			
				TOTAL	654,400	616,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2011	SJ
MODEL	1		RESIDENTIAL	LIST	6/14/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,114	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	600		61.73	37,039	
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	802	1910	244.42	196,029	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,312	1910	268.78	352,638
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	168		56.65	9,517	
ROOMS	9	1.00		FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	428		42.24	18,079	
BEDROOMS	4	1.00		INT FINISH	99	N/A	1.00	H	ENT	N	ENCLOSED ENTRY	25		107.49	2,687	
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	2		9,062.35	18,125	
# 1/2 BATHS	1	1.00		FUEL SOURCE	1	OIL	1.00									
TOT FIXTURES	5	\$5,386														
# UNITS	1	1.00														

TOTAL RCN	639,499
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$332,500