

Key: 2589

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.496

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HEALY RYAN & MADELYN 76 GANNETT RD SCITUATE, MA 02066				7-5-34-0				76 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HEALY RYAN & MADELYN				06/01/2022	QS	1,475,000	56871-212				
ROTH DAVID P & KATHERINE				01/01/1984	QS	110,000	5771-52				
EGGIMANN WILHELM H				05/20/1980	XX		4829-481				

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	%
		7	OTHERS		02/17/2022	JD	100	100

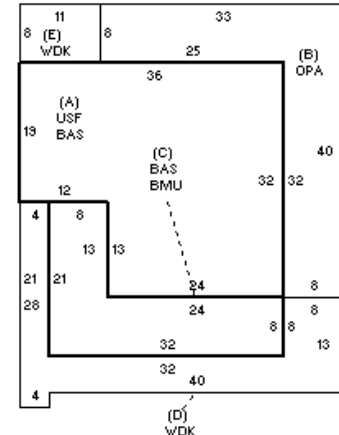
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	NS 1.00	100	1.00	660,000	1.00	100	1.00	GLF	1.50	606,060
300	A	0.106	NS 1.00	100	1.00	29,700	1.00	100	1.00	GLF	1.50	3,150

TOTAL	1.024 Acres	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	609,200	554,000
Inf1	FACTOR 100		LAND	790,300	580,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		1,399,500	1,134,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/26/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/26/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/17/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

G

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	878,133		
NET AREA	2,352	DETAIL ADJ	1.224	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,356	1910	335.94	455,536	CONDITION ELEM	CD		
\$NLA(RCN)	\$373	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	996	1910	305.50	304,280	EXTERIOR	V		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	520		72.10	37,492	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BMU	N	BSMT UNFINISHED	360		88.41	31,828	KITCHEN	V		
				FLOOR COVER	1	HARDWOOD	1.00	+	WDK	N	WOOD DECK	464		53.76	24,945	BATHS	V		
				INT FINISH	1	PLASTER	1.00	F22	O	FPL 2S ZOP	1		15,827.00	15,827	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	U			
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2012 / 10
STORIES	2	1.00																COND	10 10 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	10 % GD 90
# 1/2 BATHS	0	1.00																RCNLD	\$790,300
TOT FIXTURES	6	\$8,225																	
# UNITS	1	1.00																	