

Key: 2591

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.498

LEGAL

LAND

DETACHED

BUILDING

INDING

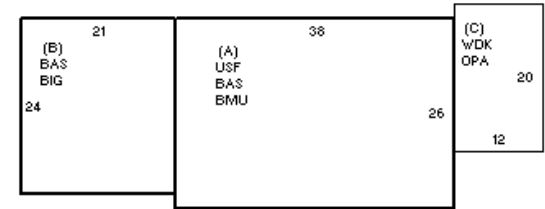
CURRENT OWNER				PARCEL ID				LOCATION				
TROUGHTON CAROLYN E TR & S/O VALANZOLA MATTHEW A & 140 GANNETT RD SCITUATE, MA 02066				7-8-3-A				140 GANNETT RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				VALANZOLA MATTHEW A & TROUGHTON CAROLYN E TR & DONOHUE JOANNE				06/28/2023	QS	1,350,000	58046-115	
				03/24/2017	A	250,000	48235-127					
				09/29/1995	QS	250,000	13862-35					

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 %
18-329	05/23/2018	3	ALTERATIONS	53,250	07/16/2018	JD	100 50
18-329	05/23/2018	3	ALTERATIONS	53,250	06/12/2019	JD	100 100
17-215	04/19/2017	3	ALTERATIONS	24,000	06/16/2017	SJ	100 100
96-197	05/01/1996	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,900	NS	1.00	100	1.00	100	1.00	R05	1.20		464,800

TOTAL	26,920 SF	ZONING	FRNT	156	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE			LAND	464,800	316,900
Inf1	FACTOR 100		BUILDING	519,500	470,300		
Inf2	PHY 100		DETACHED	1,300	1,300		
			OTHER	0	0		
					<b>TOTAL</b>	<b>985,600</b>	<b>788,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	12 X 10		120	13.93
							1,300



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2019	JD
MODEL	1		RESIDENTIAL	LIST	6/12/2019	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/12/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
MLS		

YEAR BLT	1965	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	649,349
NET AREA	2,480	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	988		52.05	51,428	CONDITION ELEM	CD
\$NLA(RCN)	\$262	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,492	1965	222.35	331,739	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	988	1965	202.20	199,772	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	504		50.35	25,376	KITCHEN	V
				FLOOR COVER	1	HARDWOOD	1.00	C	OPA	N	OPEN PORCH	240		56.65	13,596	BATHS	V
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	240		42.24	10,138	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
ROOMS		9	1.00														
BEDROOMS		4	1.00														
BATHROOMS		3	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		9	\$8,237														
# UNITS		1	1.00														
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$519,500