

Key: 2593

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.500

LEGAL LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|-----------------------------------------------------------------|---|----------|---------|------------|------|------------|--------------|----------------|------|-----|------------|-----------|
| LEAHY THOMAS C & KATE R 134 GANNETT RD SCITUATE, MA 02066 | | | | 7-8-3-0 | | | | 134 GANNETT RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| LEAHY THOMAS C & KATE R | | | | 05/31/2019 | QS | 799,000 | 51177-315 | | | | | |
| DWYER LEO X & JUDITH T | | | | 08/22/2008 | QS | 690,000 | 36293-139 | | | | | |
| EYRE REBECCA A & | | | | 09/08/2006 | QS | 670,000 | 33328-250 | | | | | |
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
| 100 | S | 27,000 | NS 1.00 | 100 | 1.00 | 528,000 | 1.42 | 100 | 1.00 | R05 | 1.20 | 464,960 |

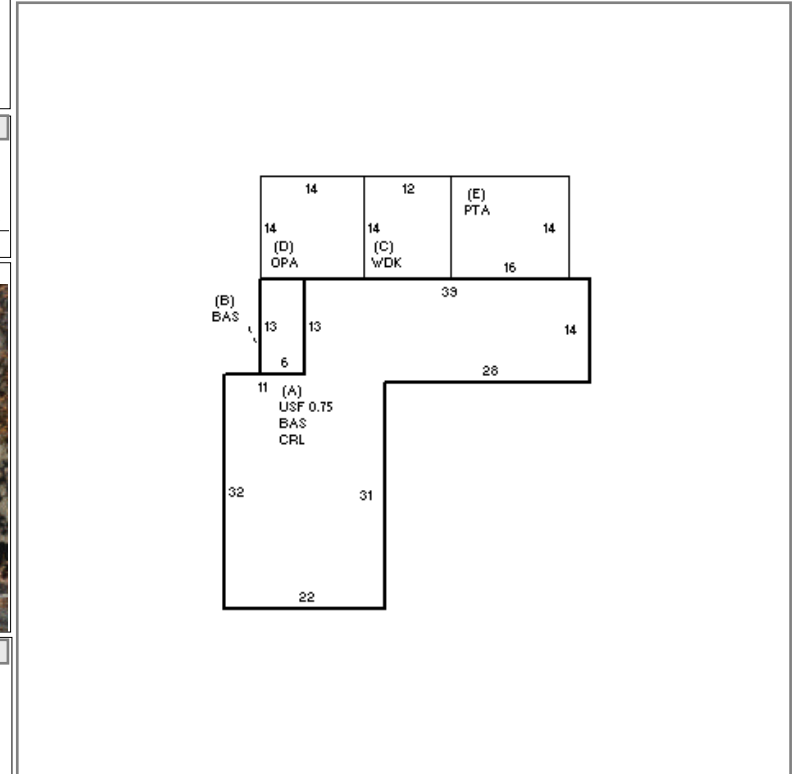
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|----------|------------|---------------|-------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 10-099 | 03/31/2010 | 3 | ALTERATIONS | 20,989 | 06/22/2010 | SJ | 100 | 100 |
| 07-039 | 01/19/2007 | 6 | CYCL GROWTH | 50,000 | 06/22/2010 | SJ | 100 | 100 |
| 98-436.1 | 10/29/1998 | 3 | ALTERATIONS | | | | 100 | 100 |
| 98-436 | 08/31/1998 | 3 | ALTERATIONS | | | | 100 | 100 |
| 98-436 | 08/25/1998 | 3 | ALTERATIONS | | | | 100 | 100 |

LEGAL LAND

| TOTAL | 27,007 SF | ZONING | FRNT | 159 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|------|-----|--------------|----------------|----------------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 465,000 | 422,700 |
| Inf1 | FACTOR 100 | | | | BUILDING | 502,400 | 447,200 |
| Inf2 | PHY 100 | | | | DETACHED | 31,400 | 30,000 |
| | | | | | OTHER | 0 | 0 |
| | | | | | TOTAL | 998,800 | 899,900 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|--------|
| SHF | A | 1.00 | 30 0.70 10X8 | | 80 | 15.97 | 900 |
| GFU | A | 1.00 | 10 0.90 28 X 26 | 2010 | 728 | 46.56 | 30,500 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 11/6/2019 | JD |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/6/2019 | JD |
| STYLE | 7 | 1.20 | CONVENTIONAL [100%] | REVIEW | 9/1/2020 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

MLS

BUILDING

| YEAR BLT | 1856 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 627,954 | | | | |
|------------|-------|------------|-------|-----------------|----|---------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|-------------------|---------|------------|-----------|------|----|
| NET AREA | 2,246 | DETAIL ADJ | 1.224 | FOUNDATION | 5 | BRICK/STONE | 1.00 | A | CRL | N | BSMT CRAWL | 1,239 | | 10.94 | 13,554 | CONDITION ELEM CD | | | | | |
| \$NLA(RCN) | \$280 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | USF | L | UPPER STORY FIN | 929 | 1856 | 241.84 | 224,673 | EXTERIOR | G | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,317 | 1856 | 265.94 | 350,243 | INTERIOR | G | | | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | C | WDK | N | WOOD DECK | 168 | | 42.24 | 7,096 | KITCHEN | G | | | | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | D | OPA | N | OPEN PORCH | 196 | | 56.65 | 11,103 | BATHS | G | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | E | PTA | N | PATIO | 224 | | 16.39 | 3,672 | HEAT | U | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | GFP | O | O | GAS FIREPLACE | 1 | | 6,111.60 | 6,112 | ELECT | U | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | ODS | O | O | OUT DOOR SHOWER | 1 | | 1,806.20 | 1,806 | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2002 / 20 | | |
| | | | | | | | | | | | | | | | | | | COND | 18 18% | | |
| | | | | | | | | | | | | | | | | | | FUNC | 0 | | |
| | | | | | | | | | | | | | | | | | | ECON | 0 | | |
| | | | | | | | | | | | | | | | | | | DEPR | 20 | % GD | 80 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$502,400 | | |