

Key: 2674

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.575

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VELLA EVELYN 114 GANNETT ROAD SCITUATE, MA 02066				7-5-21-0				114 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VELLA EVELYN				05/22/2002	QS	1	22112-61				
VELLA JAMES L				06/01/1983	XX		5388-160				
ROGOL RALPH AND RUTH R				01/01/1950	XX		2049-125				

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	%
21-604	06/10/2021	3	ALTERATIONS	3,826	05/24/2022	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,783	NS 1.00	100	1.00	100	1.00	374,000	2.33	100	1.00	R02 0.85	315,620

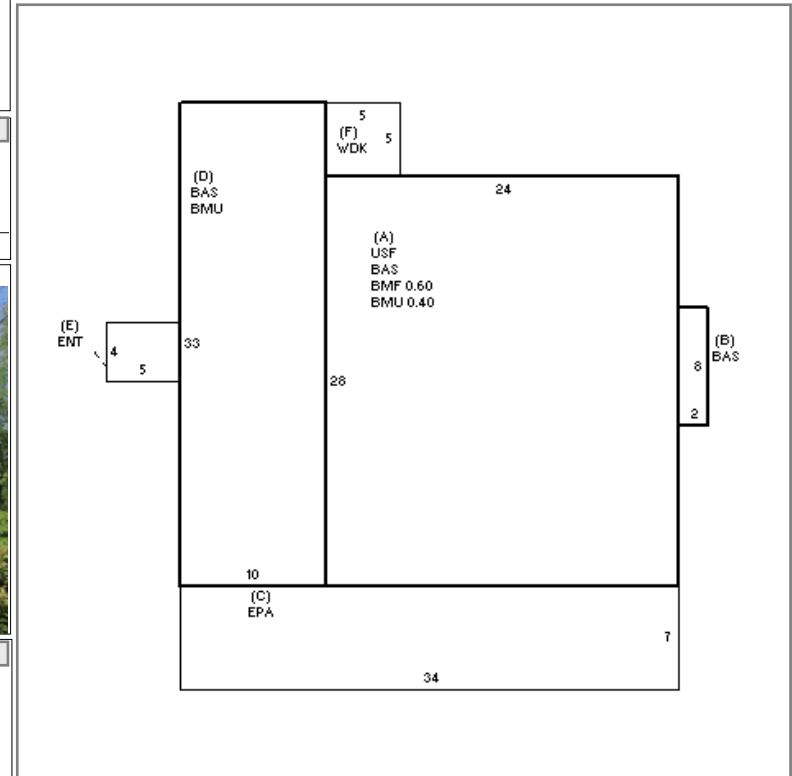
TOTAL	15,783 SF	ZONING		FRNT	68	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	315,600	303,800		
Inf1	FACTOR 100		BUILDING	310,300	276,100			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	625,900	579,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,690	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	1.00		FLOOR COVER	24	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	6	\$5,875					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	599		47.11	28,219
A	BMF	N	BSMT FINISH-SEP	403		66.13	26,652
A	USF	L	UPPER STORY FIN	672	1910	231.82	155,786
C	BAS	L	BASE AREA	1,018	1910	254.92	259,512
C	EPA	N	ENCLOSED PORCH	238		90.20	21,468
E	ENT	N	ENCLOSED ENTRY	20		97.70	1,954
F	WDK	N	WOOD DECK	25		38.40	960

TOTAL RCN	500,426
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1967 / 55
COND	38 38 %
FUNC	0
ECON	0
DEPR	38 % GD 62
RCNLD	\$310,300