

Key: 2986

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.893

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GALLIGAN SUSAN S S/O BOUCHIE ALBERT F & 164 COMMON ST BELMONT, MA 02478				14-2-26-0				95-97 GANNETT RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				BOUCHIE ALBERT F & GALLIGAN SUSAN S				06/29/2023	QS	1,650,000	58049-36
GALLIGAN MATTHEW E & SUSA				07/19/2021	F	1	55331-256				
				07/01/2016	QS	1,015,000	47136-308				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/01/2022	7	OTHERS		11/07/2022	JD	100	100
		7	OTHERS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,820	NS	1.00	100	1.00	100	1.00	R02	0.85		328,010

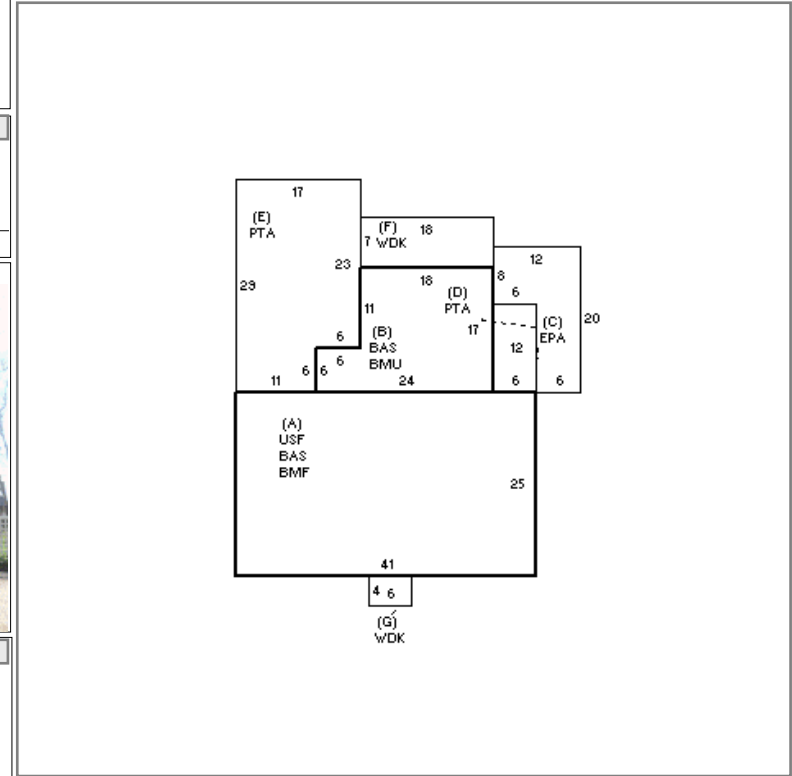
TOTAL	25,820 SF	ZONING		FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE		LAND	328,000	315,700		
Infl1	FACTOR 100		BUILDING	710,500	637,800			
Infl2	PHY 100		DETACHED	17,200	26,800			
			OTHER	241,300	198,600			
			TOTAL	1,297,000	1,178,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	70 0.30 9X9		81	15.89	400
SHF	A	1.00	30 0.70 9X8		72	16.65	800
IPG	G	1.20	30 0.70 32X16		512	44.73	16,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/7/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,392	DETAIL ADJ	1.040
\$NLA(RCN)	\$345	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	5	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	15	\$17,472	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	1,025		85.55	87,692
+	BAS	L	BASE AREA	1,367	1950	284.52	388,938
A	USF	L	UPPER STORY FIN	1,025	1950	258.74	265,208
B	BMU	N	BSMT UNFINISHED	342		60.95	20,843
C	EPA	N	ENCLOSED PORCH	72		126.27	9,092
+	PTA	N	PATIO	625		20.86	13,038
+	WDK	N	WOOD DECK	150		53.76	8,064
	F22	O	FPL 2S 2OP	1		15,827.00	15,827

TOTAL RCN	826,174
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$710,500

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	241,300	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	11/7/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/7/2022	EST
STYLE	18	1.00	GAR/QTRS [100%]	REVIEW		
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,626		
NET AREA	650	DETAIL ADJ	1.000	FOUNDATION	3	CONT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	440		63.84	28,090	CONDITION ELEM CD			
\$NLA(RCN)	\$432	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	490	1950	354.80	173,851	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	160	1950	390.15	62,423	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	240		53.76	12,902	KITCHEN	V		
				FLOOR COVER	12	COMB	1.00									BATHS	V		
				INT FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		3	1.00																
BEDROOMS		1	1.00																
BATHROOMS		1	1.00																
# 1/2 BATHS		0	1.00																
TOT FIXTURES		3	\$3,360																
# UNITS		0	1.00																
																EFF.YR/AGE	2008 / 14		
																COND	14 14 %		
																FUNC	0		
																ECON	0		
																DEPR	14	% GD	86
																RCNLD	\$241,300		

