

Key: 2996

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.904

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|---|------------|--------------|----------------|--|--|--|
| JANEZIC JOSEPH F III 137 GANNETT RD SCITUATE, MA 02066 | | | | 14-2-33-0 | | | | 137 GANNETT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| JANEZIC JOSEPH F III | | | | 08/27/2020 | F | 100 | 53322-294 | | | | |
| JANEZIC JOSEPH F III & AM | | | | 07/27/2020 | F | 100 | 53131-41 | | | | |
| JANEZIC JOSEPH F TR | | | | 10/16/2019 | F | 1 | 51800-256 | | | | |

| 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 | % |
| 21-476 | 05/06/2021 | 3 | ALTERATIONS | 28,000 | 09/06/2021 | JD | 100 | 100 |
| 12-782 | 12/27/2012 | 3 | ALTERATIONS | 54,250 | 06/24/2013 | SJ | 100 | 100 |
| 10-437 | 09/22/2010 | 3 | ALTERATIONS | 3,350 | 06/20/2011 | SJ | 100 | 100 |
| 08-033 | 01/02/2008 | 3 | ALTERATIONS | 13,600 | 05/21/2008 | SJ | 100 | 100 |
| 96-43 | 02/16/1996 | 3 | ALTERATIONS | | | | 100 | 100 |

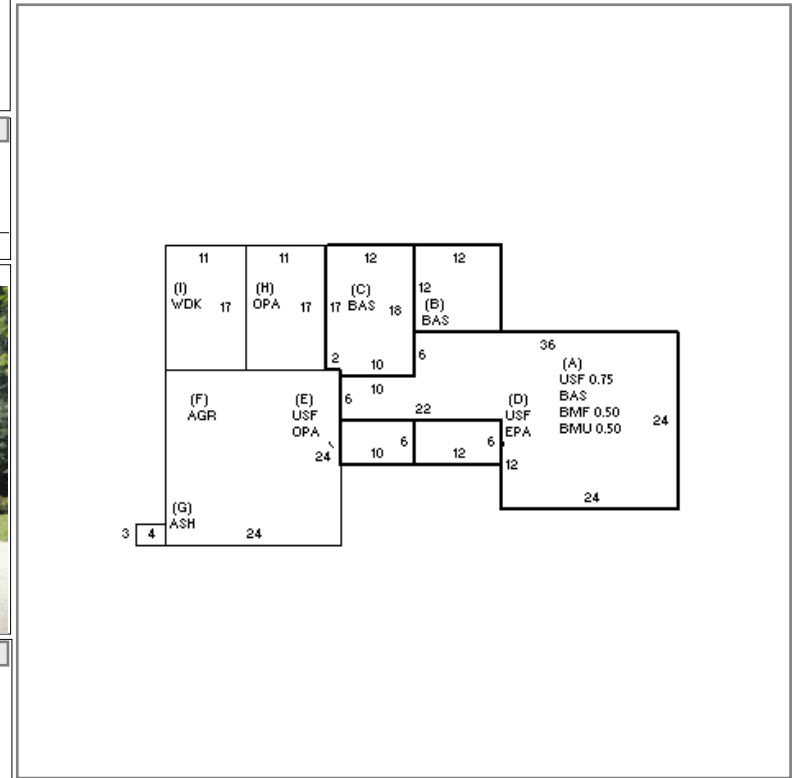
LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|------|------|-----|------|------------|-----------|
| 100 | S | 20,490 | NS | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | R02 | 0.85 | | 321,680 |

| TOTAL | 20,490 SF | ZONING | FRNT | 100 | ASSESSED | CURRENT | PREVIOUS |
|-------|--------------|--------|----------|---------|--------------|----------------|----------------|
| Ngh | NO. SCITUATE | NOTE | | | LAND | 321,700 | 309,600 |
| Inf1 | FACTOR 100 | | BUILDING | 472,300 | 420,400 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| | | | | | TOTAL | 794,000 | 730,000 |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 6/24/2013 | SJ |
|----------|----|------|---------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | | |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 9/8/2021 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

LOADING

| YEAR BLT | 1975 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 583,088 | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|-----|-----------------|------------|------|-----------|----------|----------------|------------|------------|
| NET AREA | 1,855 | DETAIL ADJ | 1.133 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 390 | | 56.04 | 21,854 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$314 | OVERALL | 1.000 | EXT COVER | 2 | CLAPBOARD | 1.00 | A | BMF | N | BSMT FINISH-SEP | 390 | | 78.66 | 30,678 | EXTERIOR | A | |
| | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | + | USF | L | UPPER STORY FIN | 717 | 1975 | 231.75 | 166,164 | INTERIOR | G | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | BAS | L | BASE AREA | 1,138 | 1975 | 254.84 | 290,006 | KITCHEN | G | |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | D | EPA | N | ENCLOSED PORCH | 72 | | 99.21 | 7,143 | BATHS | G | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | + | OPA | N | OPEN PORCH | 247 | | 56.65 | 13,993 | HEAT | A | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | F | AGR | N | ATT GARAGE | 576 | | 46.91 | 27,019 | ELECT | U | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | G | ASH | N | ATT SHED | 12 | | 24.57 | 295 | | | |
| | | | | | | | | | I | WDK | N | WOOD DECK | 187 | | 42.24 | 7,899 | | |
| | | | | | | | | | | F21 | O | FPL 2S 1OP | 1 | | 9,062.90 | 9,063 | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 2003 / 19 |
| | | | | | | | | | | | | | | | | | COND | 18 18 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | DEPR | 19 % GD 81 |
| | | | | | | | | | | | | | | | | | RCNLD | \$472,300 |