Key: 3021

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,928

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DALY CHRISTOPHER & JANET M S/O CENCE DANIEL F & LAUREN A 14 HOLBROOK STREET MEDWAY, MA 02053	8-4-8-0	18 GANNETT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CENCE DANIEL F & LAUREN A	01/17/2023	QS	1,290,000	57603-46
DALY CHRISTOPHER & JANET	12/24/1998	F	1	16980-222
LOFTUS JANET M	09/30/1994	QS	220,000	13175-257

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

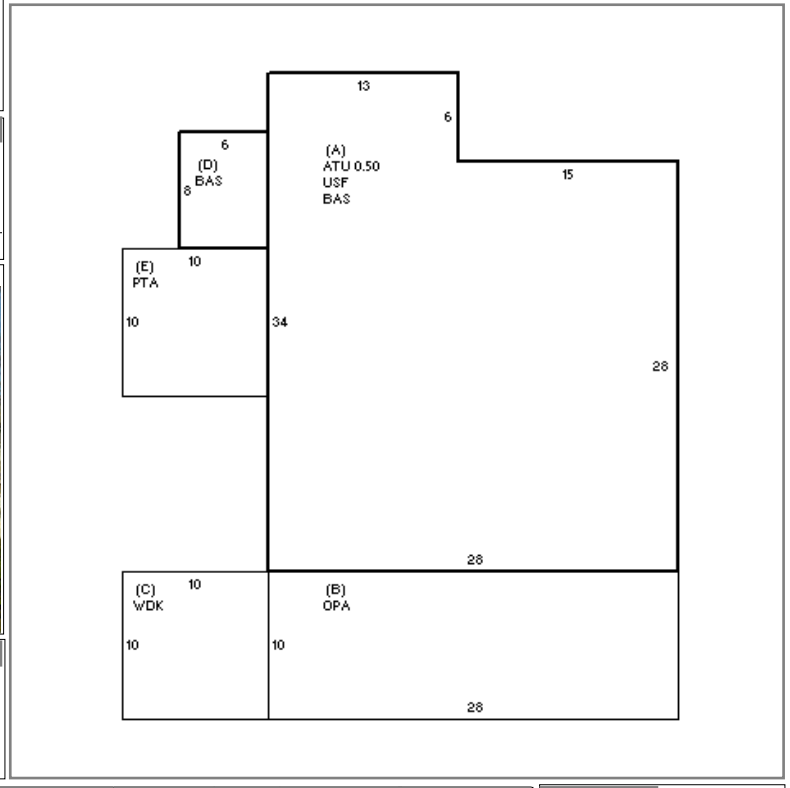
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALTERATIONS		05/10/2005	SJ	0	100
04-082	02/19/2004	3	ALTERATIONS	222,900	06/22/2004	SJ	100	100
96-127	04/01/1996	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,290	MB 1.00	100 1.00	100 1.00	990,000	5.56	100 1.00	WV6 2.25			794,240

TOTAL	6,273 SF	ZONING		FRNT	59
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	794,200	738,100
BUILDING	388,300	363,900
DETACHED	0	0
OTHER	0	0
TOTAL	**1,182,500**	**1,102,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/07/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/25/2011	SJ
LIST	4/25/2011	EST
REVIEW	8/16/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,772	DETAIL ADJ	1.176
$NLA(RCN)	$313	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$5,645
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	910	1910	291.23	265,022
A	USF	L	UPPER STORY FIN	862	1910	264.85	228,298
A	ATU	N	ATTIC UNF	431		44.40	19,136
B	OPA	N	OPEN PORCH	280		61.80	17,304
C	WDK	N	WOOD DECK	100		46.08	4,608
E	PTA	N	PATIO	100		17.88	1,788
	F31	O	FPL 3S 1OP	1		11,036.40	11,036
	ODS	O	OUT DOOR SHOWER	1		1,893.60	1,894

TOTAL RCN	554,731

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$388,300