

Key: 2499

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.409

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPBELL JOHN M & TEGAN MARY E TRS 287 HIGHLAND AVE ARLINGTON, MA 02476-7952				5-3-29-0				89-91 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPBELL JOHN M & TEGAN MARY E & JOHN B				09/16/2008	F	100	36361-254				
CAMPBELL JOHN M & TEGAN M				06/24/1987	QS		7808-22				
				01/01/1984	XX		5706-19				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-696	10/22/2015	3	ALTERATIONS	17,777	06/06/2016	SJ	100	100
09-041	02/13/2009	3	ALTERATIONS	68,500	06/10/2009	SJ	100	100
09-041	02/13/2009	3	ALTERATIONS	68,500	06/16/2010	SJ	100	100
09-041	02/13/2009	3	ALTERATIONS	68,500	06/14/2011	SJ	100	100
		2	ADDITIONS		05/10/2005	SJ	100	100

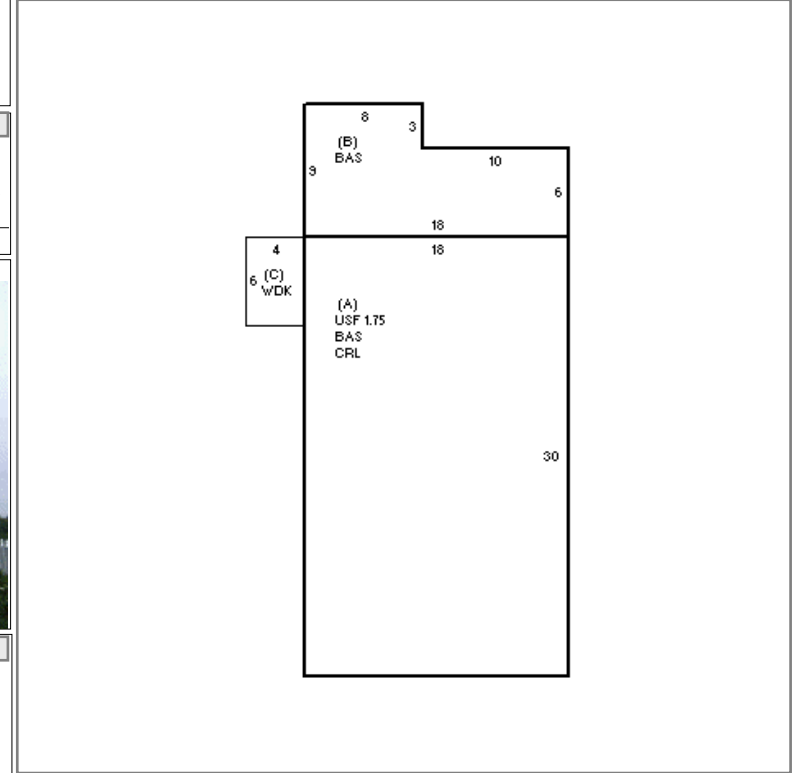
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,700	MB 1.00	100	1.00	100	1.00	660,000	1.66	100	1.00	572,380

TOTAL	22,695 SF	ZONING	FRNT	62	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	572,400	451,000
Infl1	FACTOR 100		LAND	338,700	301,500		
Infl2	PHY 100		DETACHED	4,400	4,100		
			OTHER	306,600	283,600		
				TOTAL	1,222,100	1,040,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80	65 0.35 GARAGE		240	43.80	3,700
S/V	A	1.00	SV 1.00 SHED	1995	600	1.10	700



BLDG COMMENTS  
HOUSE IS # 91 GLADES RD



BUILDING	CD	ADJ	DESC	MEASURE	6/14/2011	SJ	TOTAL RCN	457,654	
MODEL	1		RESIDENTIAL	LIST	6/14/2011	SJ		CONDITION ELEM	CD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/29/2011	KT		EXTERIOR	
QUALITY	+	1.10	AVG +/GOOD - [100%]					INTERIOR	
FRAME	1	1.00	WOOD FRAME [100%]				KITCHEN		
							BATHS		
							HEAT		
							ELECT		

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	457,654
NET AREA	1,617	DETAIL ADJ	1.248	FOUNDATION	5	BRICK/STONE	1.00	A	CRL	N	BSMT CRAWL	540		14.40	7,778		
\$NLA(RCN)	\$283	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	945	1900	262.64	248,194		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	672	1900	288.81	194,079		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	24		42.26	1,014		
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	11	HW/COOL AIR	1.04										
				FUEL SOURCE	99	N/A	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	1985 / 37	
STORIES	2.75	1.00	COND	26	26 %
ROOMS	8	1.00	FUNC	0	
BEDROOMS	0	1.00	ECON	0	
BATHROOMS	2	1.00	DEPR	26	% GD 74
# 1/2 BATHS	0	1.00			
TOT FIXTURES	6	\$6,589			
# UNITS	1	1.00	RCNLD		\$338,700

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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 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

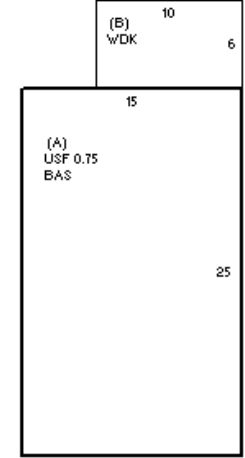
LAND

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	93,000	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/12/2009
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	3/29/2011	KT
MODEL	1		RESIDENTIAL	LIST			
STYLE	7	1.20	CONVENTIONAL [100%]				
QUALITY	-	0.90	LOW +/- AVG - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	193,723			
NET AREA	656	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BAS	L	BASE AREA	375	1900	299.83	112,438	CONDITION ELEM CD				
\$NLA(RCN)	\$295	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	281	1900	272.67	76,620	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	60		34.56	2,074	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00											KITCHEN		
				FLOOR COVER	99	N/A	1.00											BATHS		
				INT FINISH	99	N/A	1.00											HEAT		
				HEATING/COOLING	99	N/A	1.00											ELECT		
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE		1960 / 62
																	COND		48 48 %	
																	FUNC		4 PARTIAL HEAT	
																	ECON		0	
																	DEPR		52 % GD 48	
																	RCNLD		\$93,000	

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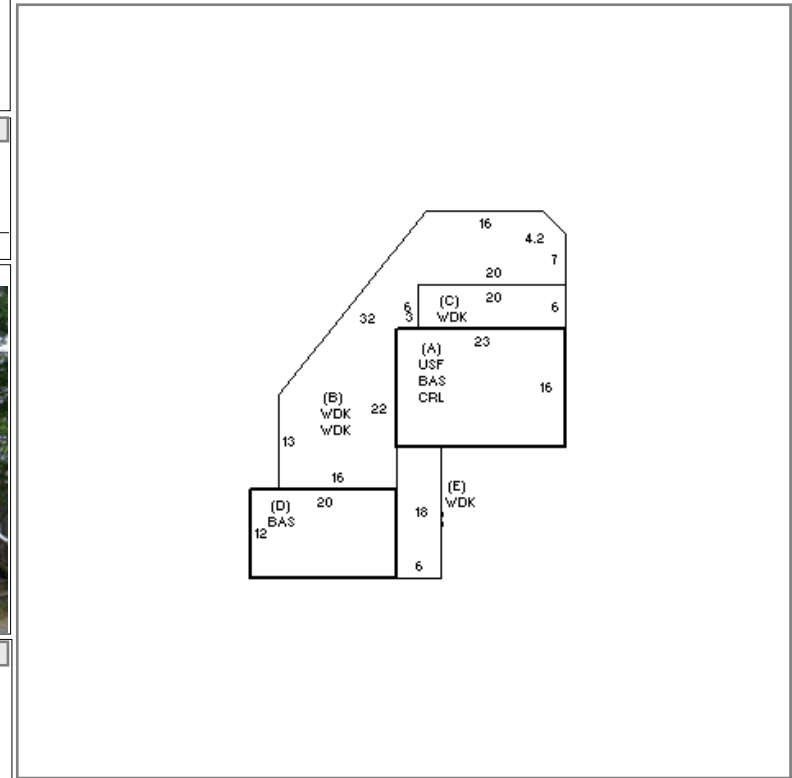
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	213,600	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	3/29/2011	KT
MODEL	1		RESIDENTIAL	LIST			
STYLE	5	1.00	COLONIAL [100%]				
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

BLDG COMMENTS  
FY12 STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.

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YEAR BLT	1986	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	288,601		
NET AREA	976	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	368		14.10	5,189	CONDITION ELEM	CD		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	368	1986	216.54	79,688	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	1,432		38.40	54,989	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	608	1986	238.12	144,775	KITCHEN			
				FLOOR COVER	99	N/A	1.00									BATHS			
				INT FINISH	99	N/A	1.00									HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1985 / 37
STORIES	2	1.00																COND	26 26 %
ROOMS	0	1.00																FUNC	0
BEDROOMS	0	1.00																ECON	0
BATHROOMS	1	1.00																DEPR	26 % GD 74
# 1/2 BATHS	1	1.00																RCNLD	\$213,600
TOT FIXTURES	5	\$3,960																	
# UNITS	1	1.00																	