

Key: 2510

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.420

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CONLAN RICHARD F JR TR & MAURA A TR 3 SEARS AVENUE MELROSE, MA 02176				5-3-93-0				159-R GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONLAN RICHARD F JR TR & MAURA				03/06/2020	F	1	52439-89				
CONLAN RICHARD F & MAURA				08/30/2013	QS	280,000	43554-115				
NORTON CHRISTOPHER J & JA				08/07/2003	F		26104-1				

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	%
SH21-1604	12/29/2021	3	ALTERATIONS	20,000	04/20/2022	JD	100	100
		4	DEMO		05/27/2021	JD	100	99
21-492	05/11/2021	1	NEW CONST	500,000	11/01/2021	JD	100	40
21-492	05/11/2021	1	NEW CONST	500,000	05/19/2022	JD	100	95
21-492	05/11/2021	1	NEW CONST	500,000	10/31/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,934	MB 1.00	100	1.00	100	1.00	440,000	7.01	100	1.00	R08 1.00	349,270

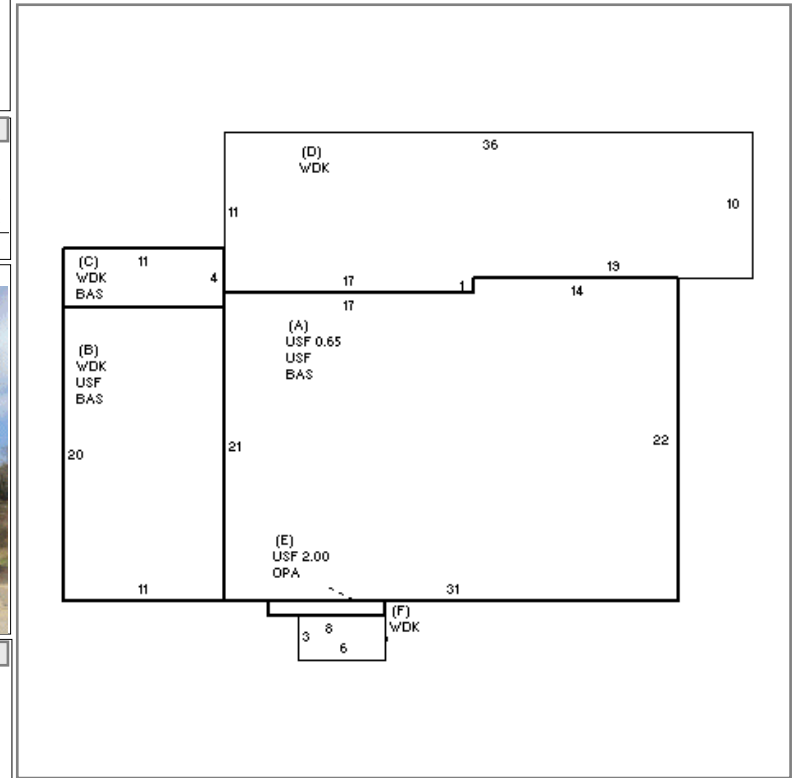
TOTAL	4,934 SF	ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	349,300	317,500
Inf1	FACTOR 100		BUILDING	649,100	538,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>998,400</b>	<b>856,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/1/2021	JD
MODEL	1		RESIDENTIAL	LIST	11/1/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/31/2022	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	655,627
NET AREA	2,262	DETAIL ADJ	1.019	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	929	2021	281.48	261,496		
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,333	2021	255.98	341,216		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	659		53.76	35,428		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	OPA	N	OPEN PORCH	8		72.10	577		
				FLOOR COVER	12	COMB	1.00		GEN	O	GENERATOR	1		0.00			
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		7,778.40	7,778		
				HEATING/COOLING	10	HOT/COLD WATER	1.04										
				FUEL SOURCE	2	GAS	1.00										



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

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD	\$649,100
-------	-----------