Key: 2518

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARNEY DANIEL J & AMY **85 MOORELAND RD** **MELROSE, MA 02176**	**5-3-96-0**	**161 GLADES RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARNEY DANIEL J & AMY	11/02/2020	V	750,000	53746-344
GRANT STEVEN & AMY	08/14/2015	V	500,000	45926-44
HOSS STEPHEN D TR &	07/16/2014	F	100	44535-224

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

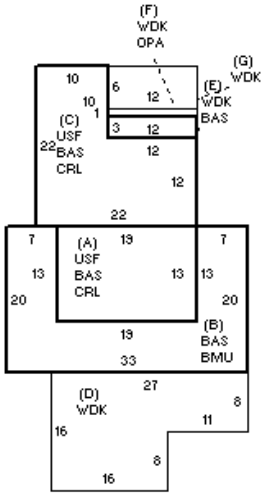
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-350	06/06/2017	3	ALTERATIONS	113,300	06/30/2017	SJ	100	10
17-350	06/06/2017	3	ALTERATIONS	113,300	08/15/2018	JD	100	100
		3	ALTERATIONS		05/23/2006	SJ	100	100
		3	ALTERATIONS		05/11/2005	SJ	100	100
3682	10/31/2003	3	ALTERATIONS	25,000	06/21/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,815	MB 1.00	100 1.00	100 1.00	748,000	5.99	100 1.00	V12 1.70			597,980

TOTAL	5,815 SF	ZONING		FRNT	19
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	598,000	543,600
BUILDING	364,500	324,300
DETACHED	900	900
OTHER	0	0
TOTAL	**963,400**	**868,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X8		80	15.97	900

PHOTO 08/15/2018

BUILDING

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

MEASURE	3/13/2012	PL
LIST	3/12/2012	EST
REVIEW	3/29/2011	KT

BLDG COMMENTS

FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,671	DETAIL ADJ	1.236
$NLA(RCN)	$280	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,933
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	611		10.46	6,392
+	USF	L	UPPER STORY FIN	611	1910	234.81	143,468
B	BMU	N	BSMT UNFINISHED	413		46.86	19,352
+	WDK	N	WOOD DECK	464		38.40	17,818
+	BAS	L	BASE AREA	1,060	1910	258.20	273,696
F	OPA	N	OPEN PORCH	12		51.50	618

TOTAL RCN	467,277

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$364,500