Key: 2519

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,429

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACLEOD WILLIAM F TR & S/O WALSH MICHAEL J & 48 WOODCREST DR MELROSE, MA 02176	5-3-35-0	107 GLADES RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALSH MICHAEL J &	05/09/2023	QS	700,000	57895-188
MACLEOD WILLIAM F TR &	09/20/2012	F	100	41971-265
DOYLE HELEN & MACLEAD EDN	09/14/1987	QS		7998-233

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

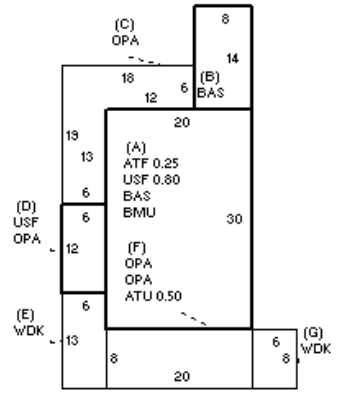
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		01/27/2023	JD	100	100
11-515	08/23/2011	3	ALTERATIONS	18,000	06/18/2012	SJ	100	100
02-608	10/18/2002	2	ADDITIONS	12,000			100	100
91-612	11/12/1991	3	ALTERATIONS	20,000			100	100
91-333	07/12/1991	3	ALTERATIONS	3,000			100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,067	MB 1.00	100 1.00	100 1.00	660,000	8.43	100 1.00	WV3 1.50			519,760

TOTAL	4,067 SF	ZONING		FRNT	43
Ngh	MINOT BCH	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	519,800	535,500
BUILDING	195,900	159,300
DETACHED	3,500	3,300
OTHER	0	0
TOTAL	**719,200**	**698,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.80	65 0.35	GARAGE		228	43.80	3,500

PHOTO 11/10/2003

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	-	0.90	LOW +/ AVG - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/16/2012	SJ
LIST		
REVIEW	1/27/2023	JD

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,414	DETAIL ADJ	1.020
$NLA(RCN)	$239	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.25	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,406
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	24	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.85
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	600		50.51	30,305
+	USF	L	UPPER STORY FIN	552	1900	181.08	99,959
A	ATF	L	ATTIC FINISH	150	1900	128.66	19,299
+	BAS	L	BASE AREA	712	1900	199.13	141,778
+	OPA	N	OPEN PORCH	578		46.35	26,790
+	WDK	N	WOOD DECK	126		34.56	4,354
F	ATU	N	ATTIC UNF	80		33.30	2,664
	F31	O	FPL 3S 1OP	1		8,277.30	8,277

TOTAL RCN	337,832

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

EFF.YR/AGE	1965 / 57	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD		$195,900