

Key: 2520

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.430

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
COLEMAN JOHN P JR & ELEANOR M PO BOX 1 MINOT, MA 02055				5-3-99-0				163 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLEMAN JOHN P JR & ELEANOR M				10/12/1982	QS	74,000	5223-167				
COLEMAN ELEANOR M				07/21/1982	QS	74,000	5179-6				
KENSELA TIMOTHY R ADMR				01/01/1982	XX		P0013-5199				

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	%
17-660	10/13/2017	3	ALTERATIONS	7,835	02/26/2018	JD	100	100
92-184	03/12/1992	3	ALTERATIONS	9,000			100	100
91-793	11/29/1991	3	ALTERATIONS	3,600			100	100
91-84	03/01/1991	3	ALTERATIONS	1,800			100	100
		6	CYCL GROWTH				100	100


LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MB 1.00	100	1.00	748,000	1.00	100	1.00	V12		686,870
300	A	0.982	MB 1.00	100	1.00	33,660	1.00	100	1.00	V12		33,050

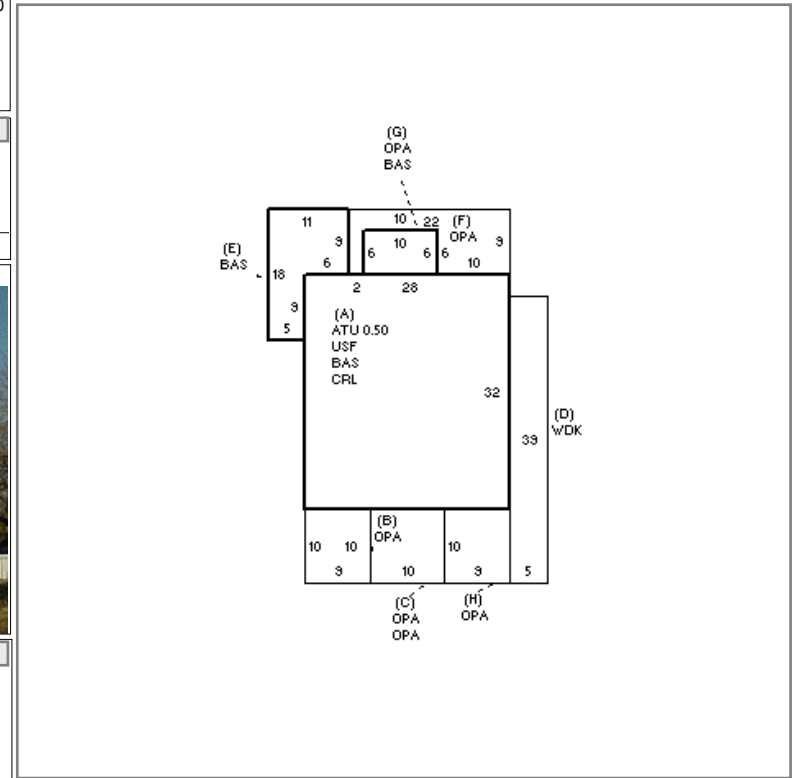
DETACHED

TOTAL	1.900 Acres	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	719,900	656,200
Inf1	FACTOR 100				BUILDING	354,900	325,100
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	1,074,800	981,300

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/10/2003
									

BLDG COMMENTS		



BUILDING	CD	ADJ	DESC		MEASURE	3/7/2011	PL
MODEL	1		RESIDENTIAL		LIST	3/7/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]		REVIEW	3/29/2011	KT
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1910	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,996	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	896		10.88	9,745
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	896	1910	219.92	197,047
				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	448		37.00	16,576
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	578		51.50	29,767
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	195		38.40	7,488
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,100	1910	241.83	266,013
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	537,755
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1970 / 52
COND	34 34%
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$354,900