

Key: 2525

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.435

LEGALS

CURRENT OWNER										PARCEL ID				LOCATION			
WAKEMAN LAWRENCE K & MELISSA P 166 GLADES RD SCITUATE, MA 02066										5-4-4-0				166 GLADES RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
WAKEMAN LAWRENCE K & MELI										06/01/2012	QS	1,570,000	41456-176				
STEINMETZ STEVEN										02/17/1998	QS	805,000	15895-164				
PERINI EILEEN C										01/01/1982	XX		5156-2				

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 %
90-75	03/01/1990	3	ALTERATIONS	15,000			100 100
90-43	01/01/1990	3	ALTERATIONS	100,000			100 100
		6	CYCL GROWTH				100 100


LAND

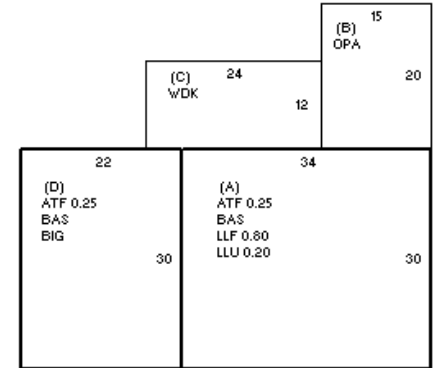
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	MB 1.00	100	1.00	1,760,000	1.00	100	1.00	WF5	4.00	1,616,160
300	A	0.472	MB 1.00	100	1.00	79,200	1.00	100	1.00	WF5	4.00	37,380

DETACHED

TOTAL	1.390 Acres		ZONING	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH		NOTE			LAND	1,653,500	1,505,100
Inf1	FACTOR 100			BUILDING	519,500	429,200		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		2,173,000	1,934,300	

BUILDING

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



BUILDING	CD	ADJ	DESC	MEASURE	3/7/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/7/2011	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/29/2011	KT
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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

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YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	674,633
NET AREA	2,916	DETAIL ADJ	0.857	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	204		65.57	13,377		
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	10	VERT BOARD	0.98	A	LLF	L	LOWER LEVEL FIN	816	1972	155.78	127,120		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,680	1972	225.86	379,438		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATF	L	ATTIC FINISH	420	1972	145.93	61,289		
				FLOOR COVER	99	N/A	1.00	B	OPA	N	OPEN PORCH	300		72.10	21,630		
				INT FINISH	99	N/A	1.00	C	WDK	N	WOOD DECK	288		53.76	15,483		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	D	BIG	N	BUILT-IN GARAGE	660		49.68	32,791		
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		15,827.00	15,827		

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1995 / 27	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$519,500	