

Key: 2532

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.440

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CAON CHRISTINA S/O BROSS ANDREA 113 GLADES RD SCITUATE, MA 02066				5-3-38-0				113 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROSS ANDREA				10/02/2023	QS	1,285,000	58329-44				
CAON CHRISTINA				12/14/2021	QS	1,250,000	56169-116				
URBAN VISION LTD TR				08/03/2015	S	402,000	45880-224				

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 %
		7	OTHERS		09/06/2023	JD	100 100
19-853	11/14/2019	3	ALTERATIONS	41,500	08/25/2020	JD	100 50
19-853	11/14/2019	3	ALTERATIONS	41,500	03/30/2021	JD	100 80
18-853	11/14/2019	3	ALTERATIONS	41,500	09/07/2021	JD	100 99
19-853	11/14/2019	3	ALTERATIONS	41,500	11/01/2021	JD	100 100

LAND

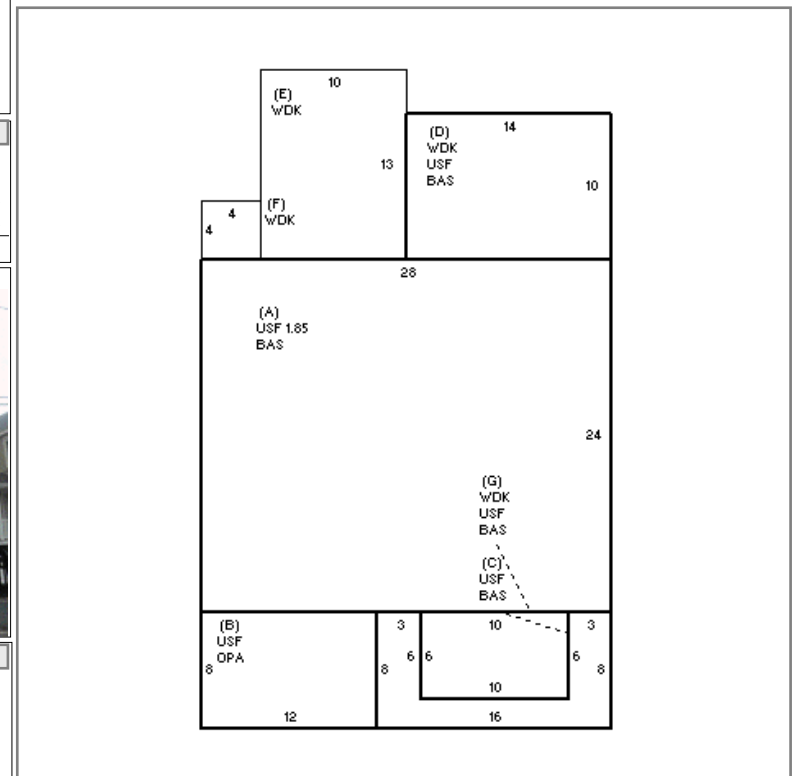
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	4,553	MB	1.00	1.00	1.00	1.00	748,000	7.57	100	1.00	V12 1.70	591,770

TOTAL	4,553 SF	ZONING		FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	LAND	591,800	538,000		
Infl1	FACTOR 100		BUILDING	609,800	476,100			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL				TOTAL	1,201,600	1,014,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
MLS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/25/2020	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/6/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	709,021		
NET AREA	2,547	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	940	1920	278.20	261,504	CONDITION ELEM	CD		
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,607	1920	252.99	406,554	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	96		61.80	5,933	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	346		46.08	15,943	KITCHEN	V		
				FLOOR COVER	24	COMB	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887	BATHS	V		
				INT FINISH	2	DRYWALL	1.00		GEN	O	GENERATOR	1		0.00		HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
																	EFF.YR/AGE	2008 / 14	
																	COND	14 14 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	14 % GD 86	
																	RCNLD	\$609,800	