

Key: 2538

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
O'CONNOR KYLE R & KARI 115 GLADES RD SCITUATE, MA 02066				5-3-39-0				115 GLADES RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
O'CONNOR KYLE R & KARI				11/10/2022	QS	1,100,000	57412-337					
WHITE RYAN C				12/28/2018	QS	530,000	50679-106					
FREEMAN HUGH J & SANDRA L				03/31/2005	QS	580,000	30271-54					

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 %
23-0072	01/18/2023	3	ALTERATIONS	120,000	05/16/2023	NC	50 50
22-0777	07/19/2022	3	ALTERATIONS	59,000	05/16/2023	NC	90 90
20-263	05/15/2020	2	ADDITIONS	53,000	09/07/2021	JD	100 85
20-263	05/14/2020	2	ADDITIONS	53,000	08/25/2020	JD	100 60
20-263	05/14/2020	2	ADDITIONS	53,000	03/30/2021	JD	100 80

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,975	MB	1.00	1.00	1.00	1.00	748,000	8.62	100	1.00	V12 1.70	588,520

TOTAL	3,975 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	588,500	535,000
Inf1	FACTOR 100		BUILDING	440,000	356,400		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
					TOTAL	1,029,000	891,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	50 0.50 8 X 8		64	15.33	500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/25/2020	JD
MODEL	1		RESIDENTIAL	LIST	8/25/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,369	DETAIL ADJ	1.008	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	913	1996	197.40	180,226
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,456	1996	179.51	261,372
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	148		51.50	7,622
				ROOF COVER	2	WOOD SHINGLES	1.01	+	WDK	N	WOOD DECK	799		38.40	30,682
				FLOOR COVER	24	COMB	1.00		GEN	O	GENERATOR	1		0.00	
				INT FINISH	2	DRYWALL	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	494,328	CONDITION ELEM	CD
		EXTERIOR	G
		INTERIOR	G
		KITCHEN	G
		BATHS	G
		HEAT	U
		ELECT	U
		EFF.YR/AGE	2015 / 7
		COND	7 7 %
		FUNC	4 UC
		ECON	0
		DEPR	11 % GD 89
		RCNLD	\$440,000

