

Key: 2546

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.452

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSO GEORGE ANTHONY TR 86 GLADES RD SCITUATE, MA 02066				5-4-19-0				86 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RUSSO GEORGE ANTHONY TR				04/12/2021	F	1 54763-42					
RUSSO GEORGE A				04/18/2017	A	48320-312					
RUSSO SALVATORE G, ANN E				10/27/1983	QS	30,000 5492-109					

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 %

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,270 MB	1.00	100	1.00	1,045,000	10.40	95	0.95	WF2	2.50	815,980

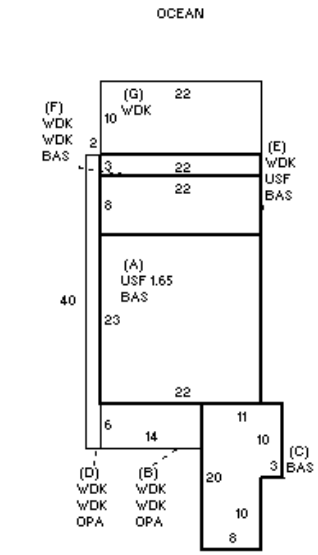
TOTAL	3,270 SF	ZONING		FRNT	26	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	LAND AREA CORR FY2020		LAND	816,000	741,800	
Infl1	FACTOR 100		INFL 3 NARROW		BUILDING	184,100	163,800	
Infl2	PHY 100		OTHER	0	0	TOTAL	1,000,100	905,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/15/2020	JD
MODEL	1		RESIDENTIAL	LIST	1/15/2020	JD
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,949	DETAIL ADJ	1.224
\$NLA(RCN)	\$236	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2.65	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		1	1.00
TOT FIXTURES		8	\$7,051
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	938	1900	223.16	209,325
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,011	1900	202.94	205,173
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	164		46.35	7,601
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	856		34.56	29,583
FLOOR COVER	24	COMB	1.00		ODS	O	OUT DOOR SHOWER	1		1,477.80	1,478
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	460,211
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	F
BATHS	P
HEAT	O
ELECT	O
EFF.YR/AGE	1954 / 68
COND	60 60 %
FUNC	0
ECON	0
DEPR	60 % GD 40
RCNLD	\$184,100