

Key: 2548

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.454

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MCDUGALL JOSEPH JR TR C/O ELIZABETH MCDUGALL 1205 CENTRAL ST, APT 401 WEST ROXBURY, MA 02132		5-3-45-0		123 GLADES RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCDUGALL JOSEPH JR TR		09/27/2007	F	10	35121-099
MCDUGALL JOSEPH T & ELIZ		01/01/1971	QS		3638-273
BABB ANDREW		01/01/1968	XX		3352-49

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
91-855	12/10/1991	7	OTHERS ALTERATIONS	58,000	10/31/2022	JD	100
		3					100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,500 MB	1.00	100	1.00	100	1.00	748,000	9.74	100	V12 1.70	585,590

DETACHED

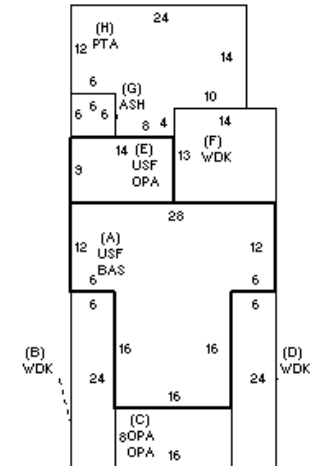
TOTAL	3,485 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	585,600	532,400
Inf1	FACTOR 100				BUILDING	210,900	73,700
Inf2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	796,500	606,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2022



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/31/2022	JD
MODEL	1		RESIDENTIAL	LIST	10/31/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	329,486
NET AREA	1,310	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	592	1900	220.91	130,778		
\$NLA(RCN)	\$252	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	718	1900	200.89	144,241		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	470		38.40	18,048		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	382		51.50	19,673		
				FLOOR COVER	24	COMB	1.00	G	ASH	N	ATT SHED	36		22.36	805		
				INT FINISH	1	PLASTER	1.00	H	PTA	N	PATIO	356		14.90	5,304		
				HEATING/COOLING	13	NONE	0.85	F21	O		FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	8	NONE	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A

EFF.YR/AGE	1968 / 54
COND	36 36%
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$210,900