

Key: 2552

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.458

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUNNY THOMAS J & DANIEL H TR PO BOX 172 MINOT, MA 02055				5-3-51-0				127-REAR GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LUNNY THOMAS J & DANIEL H				08/11/2003	F	26122-247		5660-220			
LUNNY THOMAS J & DANIEL H				06/04/1984	QS	80,000		4180-82			
BOOTH THOMAS C JR & DOROT				01/01/1977	XX	4180-82					

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	%
91-662	11/19/1991	3	ALTERATIONS	5,000			100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,125 MB	1.00	100	1.00	748,000	4.93	100	1.00	V12		603,570

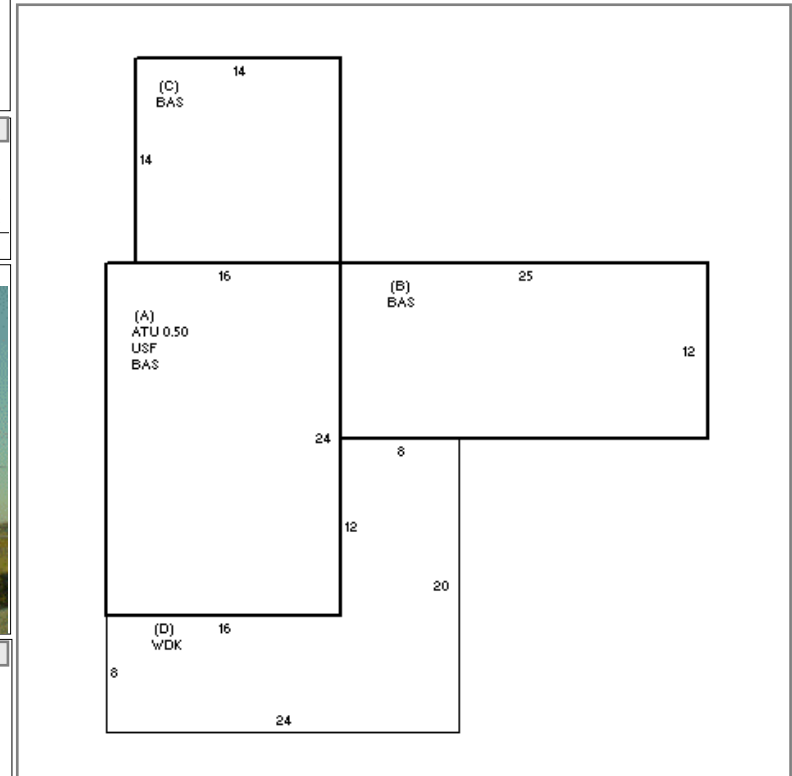
TOTAL	7,144 SF	ZONING	NO . . . .	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND	603,600	548,700		
Infl1	FACTOR 100			BUILDING	124,300	116,800		
Infl2	PHY 100			DETACHED	400	400		
				OTHER	0	0		
				TOTAL	728,300	665,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00 SV	1.00 SHED		400	1.10	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2010	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	2/22/2018	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,264	DETAIL ADJ	1.176
\$NLA(RCN)	\$273	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,704	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	880	1940	262.28	230,806
A	USF	L	UPPER STORY FIN	384	1940	238.52	91,590
A	ATU	N	ATTIC UNF	192		37.00	7,104
D	WDK	N	WOOD DECK	288		38.40	11,059

TOTAL RCN	345,263
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$124,300