

Key: 2558

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.464

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CURRENT OWNER		PARCEL ID		LOCATION	
MELANSON GEORGE R LE & KATHLEEN P LE 137 GLADES RD SCITUATE, MA 02066		5-3-55-0		137 GLADES RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MELANSON GEORGE R LE & KATHLEEN P LE		08/26/2022	F	1 (134394)	
MELANSON GEORGE R & KATHLEEN P LE		11/24/1995	QS	(88885)	
MELANSON GEORGE R		01/01/1973	XX	49084-0	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE HSES			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13-312	05/24/2013	3	ALTERATIONS	10,000	06/18/2013	SJ	100 100
13-312	05/24/2013	3	ALTERATIONS	10,000	07/10/2014	MR	100 100
		7	OTHERS		03/26/2004	PJB	100 100
91-910	12/19/1991	3	ALTERATIONS	1,500			100 100
91-761	11/26/1991	3	ALTERATIONS	7,500			100 100

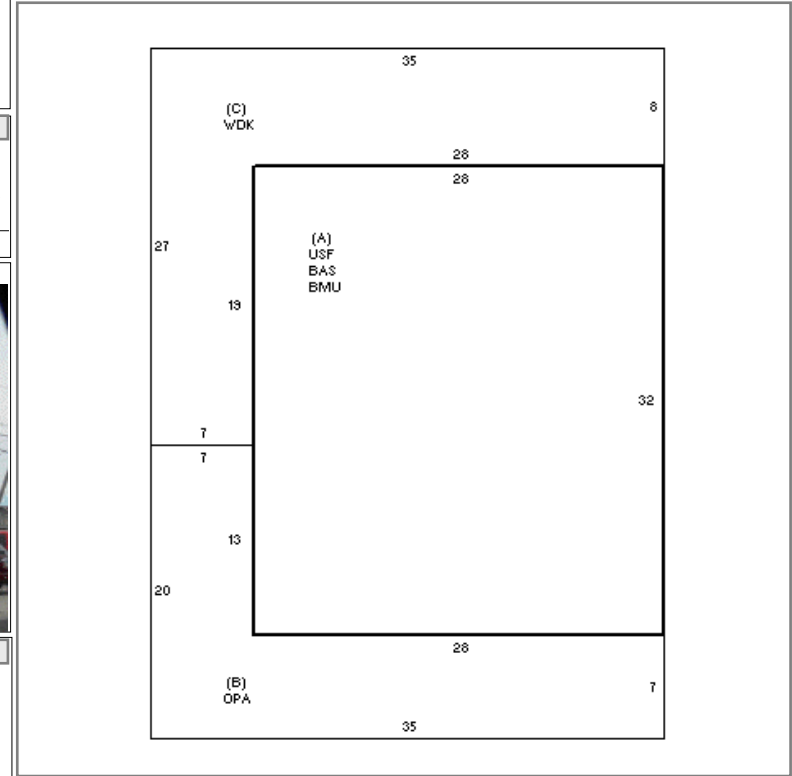
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	MB 1.00	100 1.00	100 1.00	748,000	6.92	100 1.00	V12	1.70		594,090

TOTAL	5,009 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	594,100	540,100
Inf1	FACTOR 100		BUILDING	328,100	307,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	69,300	65,500		
			TOTAL	991,500	913,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 STYLE CHANGE FROM CONV TO COL PER FIELD REVIEW.



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BUILDING	CD	ADJ	DESC	MEASURE	5/29/2003	AD
MODEL	1		RESIDENTIAL	LIST		
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/16/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	437,470
NET AREA	1,792	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		48.71	43,644	CONDITION ELEM	CD
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	896	1979	203.68	182,500	EXTERIOR	
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	896	1979	185.23	165,964	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	336		51.50	17,304	KITCHEN	
				FLOOR COVER	99	N/A	1.00	C	WDK	N	WOOD DECK	413		38.40	15,859	BATHS	
				INT FINISH	99	N/A	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	
				HEATING/COOLING	5	ELECTRIC BB	0.99									HEAT	
				FUEL SOURCE	3	ELECTRIC	1.00									ELECT	
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$328,100

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LEGAL

LAND

DETACHED

BUILDING

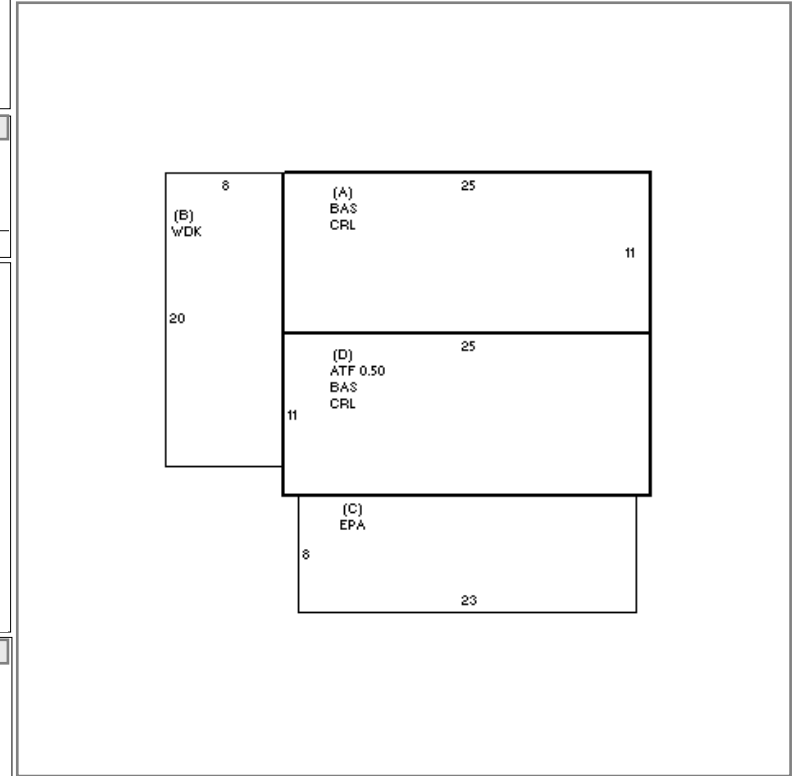
CURRENT OWNER		PARCEL ID		LOCATION		
MELANSON GEORGE R LE & KATHLEEN P LE 137 GLADES RD SCITUATE, MA 02066		5-3-55-0		137 GLADES RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	69,300	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
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BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	KT
MODEL	1		RESIDENTIAL	LIST			
STYLE	7	1.20	CONVENTIONAL [100%]				
QUALITY	-	0.90	LOW +/- AVG - [100%]				
FRAME	1	1.00	WOOD FRAME [100%]		3/30/2011		KT

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	216,630
NET AREA	688	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	CRL	N	BSMT CRAWL	550		11.69	6,431		
\$NLA(RCN)	\$315	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	550	0	294.14	161,778		
				ROOF SHAPE	99	N/A	1.00	B	WDK	N	WOOD DECK	160		34.56	5,530		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	184		81.18	14,937		
				FLOOR COVER	99	N/A	1.00	D	ATF	L	ATTIC FINISH	138	0	190.05	26,227		
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	99	N/A	1.00										
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.5	1.00														
ROOMS		0	1.00														
BEDROOMS		0	1.00														
BATHROOMS		0	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		2	\$1,728														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	4 PARTIAL HEAT
																ECON	0
																DEPR	68 % GD 32
																RCNLD	\$69,300