

Key: 3040

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,949

LEGALS AND

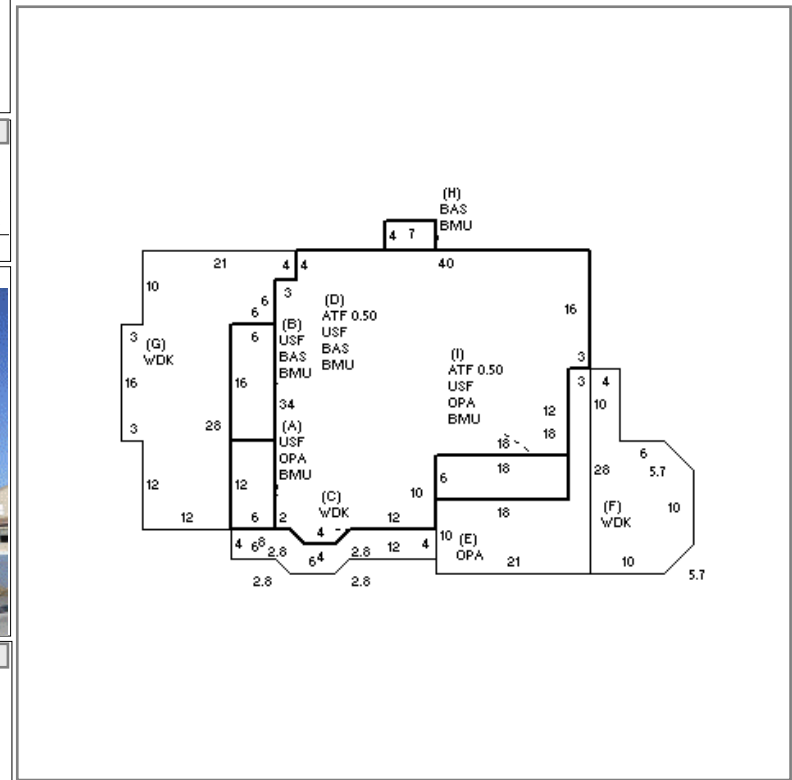
CURRENT OWNER				PARCEL ID				LOCATION				
SAMMARTINO KAREN ELLEN TR 41 GLADES RD SCITUATE, MA 02066				8-7-4-D				41 GLADES RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SAMMARTINO KAREN ELLEN TR				12/06/2018	F	1	50598-329					
SAMMARTINO JOSEPH A				09/30/2004	O	1,200,000	29174-285					
CAMPBELL JAMES D				12/08/1999	F	1	18111-217					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,041	MB 1.00	100	1.00	1,936,000	3.56	100	1.00	V10	4.40	1,589,600

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	%
05-076		7	OTHERS		01/31/2019	JD	100	100
		1	NEW CONST		05/23/2006	SJ	100	100
05-072	03/01/2005	4	DEMO		05/17/2005	SJ	100	100
97-264	02/23/2005	1	NEW CONST	584,000	05/17/2005	SJ	100	100
	05/23/1997	7	OTHERS				100	100

DETACHED

TOTAL	10,062 SF	ZONING	FRNT	197	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	1,589,600	1,445,100
Inf1	FACTOR 100		BUILDING	1,759,300	1,495,900		
Inf2	PHY 100		DETACHED	2,800	2,700		
			OTHER	0	0		
TOTAL					3,351,700	2,943,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	-	0.90	40 0.60		1	4,663.62	2,800	01/31/2019



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2019	JD
MODEL	1		RESIDENTIAL	LIST	1/31/2019	JD
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	4/1/2011	KT
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
 OTHER FIX=SHOWER
 FY12 QUALITY CHANGE FROM EXC TO VGD PER FIELD REVIEW & STYLE CHANGE FROM CONV TO NEW STYLE.

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YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,999,184
NET AREA	3,924	DETAIL ADJ	1.404	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,692		74.95	126,810		
\$NLA(RCN)	\$509	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,664	2006	421.48	701,348		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,512	2006	463.48	700,780		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	968		69.12	66,908		
				FLOOR COVER	1	HARDWOOD	1.00	+	ATF	L	ATTIC FINISH	748	2006	299.46	223,994		
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	444		92.70	41,159		
				HEATING/COOLING	11	HW/COOL AIR	1.04		BMG	O	BSMT GARAGE	3		4,483.20	13,450		
				FUEL SOURCE	2	GAS	1.00		ELV	O	ELEVATOR	1		72,385.20	72,385		
									GFP	O	GAS FIREPLACE	2		10,001.70	20,003		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2010 / 12
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$1,759,300