

Key: 3043

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.952

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUGHES RICHARD F TR C/O JOHN HUGHES 50 LONGFELLOW RD WATERTOWN, MA 02472				8-7-7-0				53 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUGHES RICHARD F TR				03/23/2005	F	1	(106960)				
HUGHES RICHARD F & JANET				10/02/1984	QS	198,000	(70136)				
BURWICK ROBERT J AND MAUR				07/15/1983	QS	155,000	(C00067862)				

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	%
86-166	04/01/1986	7	OTHERS ALTERATIONS		11/02/2022	JD	100	100
		3					100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,710	MB 1.00	100	1.00	1,320,000	3.08	100	1.00	WV7	3.00	1,093,250

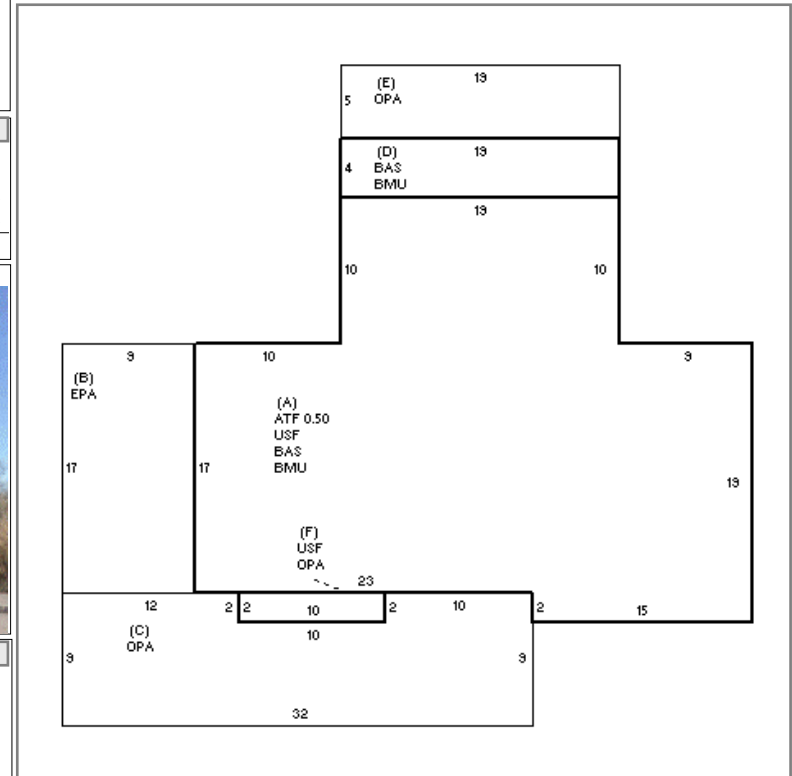
TOTAL	11,718 SF	ZONING		FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	.....	LAND	1,093,300	993,900		
Inf1	FACTOR 100		BUILDING	359,800	198,900			
Inf2	PHY 100		DETACHED	6,300	5,600			
			OTHER	0	0			
				TOTAL	1,459,400	1,198,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.80 60 0.40	20X20		400	39.42	6,300



BLDG COMMENTS	OTHER FIX=SINK & W/C
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BUILDING	CD	ADJ	DESC	MEASURE	11/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/2/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/1/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,261	DETAIL ADJ	1.224
\$NLA(RCN)	\$284	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	11	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	5	\$5,386	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	942		52.79	49,731
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	942	1900	265.66	250,249
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	886	1900	241.59	214,046
ROOF COVER	1	ASPH SHINGLES	1.00	A	ATF	L	ATTIC FINISH	433	1900	171.64	74,322
FLOOR COVER	24	COMB	1.00	B	EPA	N	ENCLOSED PORCH	153		99.22	15,181
INT FINISH	1	PLASTER	1.00	+	OPA	N	OPEN PORCH	383		56.65	21,698
HEATING/COOLING	2	HOT WATER	1.02	F31	O	FPL 3S 1OP		1		10,116.70	10,117
FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER		1		1,806.20	1,806

TOTAL RCN	642,534
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$359,800