

Key: 3057

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.966

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CURRENT OWNER				PARCEL ID				LOCATION					
DONATO RYAN & FUSCO BRADLEY				5-3-27-0				85 GLADES RD					
85 GLADES RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
SCITUATE, MA 02066				DONATO RYAN & FUSCO BRADL				01/10/2022	QS	800,000	56285-185		
				OAK GLADES LLC				08/21/2020	V	750,000	53293-243		
				CRARY DORIS M &				04/26/2013	F	1	42981-15		

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	%
21-346	04/05/2021	1	NEW CONST	257,800	05/11/2021	JD	100	0
21-346	04/05/2021	1	NEW CONST	257,800	09/07/2021	JD	100	50
21-346	04/05/2021	1	NEW CONST	257,800	11/01/2021	JD	100	100
20-685	10/19/2020	4	DEMO	5,000	03/30/2021	JD	100	100
18-120	03/06/2018	3	ALTERATIONS	3,000	07/16/2018	JD	100	0

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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	665 MB	1.00	100	1.00	100	1.00	660,000	32.00	100	1.00	WV3 1.50	322,420

TOTAL	665 SF	ZONING	FRNT	17	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	322,400	254,000
Inf1	FACTOR 100		BUILDING	412,100	360,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	734,500	614,500		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	09/07/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2021	JD
MODEL	1		RESIDENTIAL	LIST	9/7/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/1/2021	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	416,283			
NET AREA	1,283	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	427	2021	313.86	134,016	CONDITION ELEM	CD			
\$NLA(RCN)	\$324	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	856	2021	285.42	244,318	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	351		53.76	18,869	INTERIOR	A			
				ROOF COVER	1	ASPH SHINGLES	1.00		GFP	O	GAS FIREPLACE	1		7,778.40	7,778	KITCHEN	A			
				FLOOR COVER	12	COMB	1.00									BATHS	A			
				INT FINISH	2	DRYWALL	1.00									HEAT	A			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2021 / 1	
																		COND	1 1 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	1 % GD 99	
																		RCNLD	\$412,100	

