

Key: 3060

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.967

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HIGGS LAWRENCE L & CLARA PO BOX 163 MINOT, MA 02055				5-4-20-0				84 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HIGGS LAWRENCE L & CLARA				01/01/1972	QS			3729-185			

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	%
93-427	07/20/1993	3	ALTERATIONS	10,000			100	100
92-82	02/03/1992	7	OTHERS	8,500			100	100

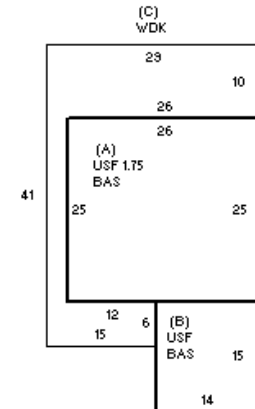
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,890	MB 1.00	100	1.00	1,100,000	8.80	100	1.00	WF2	2.50	864,740

TOTAL	3,877 SF	ZONING	FRNT	38	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE	LAND	864,700	786,100		
Inf1	FACTOR 100		BUILDING	360,000	340,200		
Inf2	PHY 100		DETACHED	8,900	8,400		
			OTHER	0	0		
			TOTAL	1,233,600	1,134,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	L	0.80 30 0.70	GARAGE/LOFT	1960	260	48.70	8,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/9/2011	PL
MODEL	1		RESIDENTIAL	LIST	3/9/2011	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,964	
NET AREA	2,208	DETAIL ADJ	0.999	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	860	1978	217.52	187,065	CONDITION ELEM	CD	
\$NLA(RCN)	\$217	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,348	1978	197.81	266,647	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	455		42.24	19,219	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN		
				FLOOR COVER	99	N/A	1.00									BATHS		
				INT FINISH	99	N/A	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		2.75	1.00															
ROOMS		8	1.00															
BEDROOMS		4	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		1	1.00															
TOT FIXTURES		8	\$7,033															
# UNITS		1	1.00															
EFF.YR/AGE 1990 / 32																		
COND 25 25 %																		
FUNC 0																		
ECON 0																		
DEPR 25 % GD 75																		
RCNLD \$360,000																		