

Key: 3062

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.969

LEG  
AL  
LAND

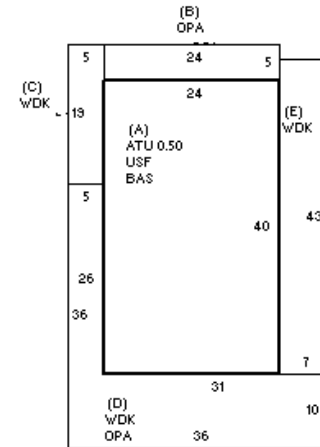
CURRENT OWNER				PARCEL ID				LOCATION					
VAUGHAN ROBERT M JR TR & DEBORAH A TR 78 GLADES RD SCITUATE, MA 02066				5-4-22-0				78 GLADES RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				VAUGHAN ROBERT M JR TR & VAUGHAN DEBORAH A TR & VAUGHAN ROBERT M JR				08/01/2017	F	100	(125541)		
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,800 MB	1.00	100	1.00	1,100,000	5.16	100	1.00	WF2	2.50	885,670	

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 %
14-402	07/14/2014	3	ALTERATIONS	78,000	06/23/2015	SJ	100 100
13-368	06/14/2013	3	ALTERATIONS	16,500	06/11/2014	MR	100 100
02-351	07/02/2002	3	ALTERATIONS	500			100 100
92-437	05/01/1992	3	ALTERATIONS	7,600			100 100
89-323	06/01/1989	3	ALTERATIONS	1,600			100 100

LAND

TOTAL	6,795 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	IN M8....		LAND	885,700	805,200
Infl1	FACTOR 100		BUILDING	366,800	326,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	67,200	59,800		
			TOTAL	1,319,700	1,191,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



DET  
ACH  
ED

BUILDING	CD	ADJ	DESC	MEASURE	6/23/2015	SJ
MODEL	1		RESIDENTIAL	LIST	6/23/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/2/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

B  
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D  
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N  
G

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	539,401		
NET AREA	1,920	DETAIL ADJ	1.186	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	960	1900	240.76	231,128	CONDITION ELEM	CD		
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	960	1900	218.94	210,186	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	480		37.00	17,760	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	OPA	N	OPEN PORCH	610		51.50	31,415	KITCHEN	G		
				FLOOR COVER	99	N/A	1.00	+	WDK	N	WOOD DECK	886		38.40	34,022	BATHS	A		
				INT FINISH	99	N/A	1.00	F31	O	FPL 3S 1OP	1		9,197.00	9,197	HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00								ELECT	A			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1971 / 51
																		COND	32 32 %
																		FUNC	0
																		ECON	0
																		DEPR	32 % GD 68
																		RCNLD	\$366,800

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Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.970

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
VAUGHAN ROBERT M JR TR & DEBORAH A TR 78 GLADES RD SCITUATE, MA 02066		5-4-22-0		78 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 %

LAND

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	67,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								11/14/2007



BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	7	1.20	CONVENTIONAL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		4/1/2011 KT

BUILDING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	258,558
NET AREA	850	DETAIL ADJ	1.164	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	580	1900	292.97	169,924		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	270	1900	266.43	71,935		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	270		51.50	13,905		
				ROOF COVER	1	ASPH SHINGLES	1.00										
				FLOOR COVER	99	N/A	1.00										
				INT FINISH	99	N/A	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		5	1.00														
BEDROOMS		0	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$2,794														
# UNITS		1	1.00														
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1942 / 80
																COND	74 74 %
																FUNC	0
																ECON	0
																DEPR	74 % GD 26
																RCNLD	\$67,200

