

Key: 3063

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.971

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NEW YORK CAPITAL INVESTMENT GROUP LLC 500 TURNPIKE STREET CANTON, MA 02021				5-4-23-0				76 GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEW YORK CAPITAL INVESTME				05/10/2021	O	755,000	(131964)				
76 GLADES ROAD LLC				10/14/2014	F	1	(121111)				
JOYCE JOSEPH P & MARY A				01/01/1972	QS		(46862)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	54	MULTI-USE RES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
NONE		3	ALTERATIONS		05/16/2023	NC	100	100
23-145	02/21/2023	3	ALTERATIONS	11,810	05/16/2023	NC	100	100
NONE		3	ALTERATIONS		05/18/2022	JD	80	80
11-649	10/18/2011	3	ALTERATIONS	80,000	06/18/2012	SJ	100	100


LAND

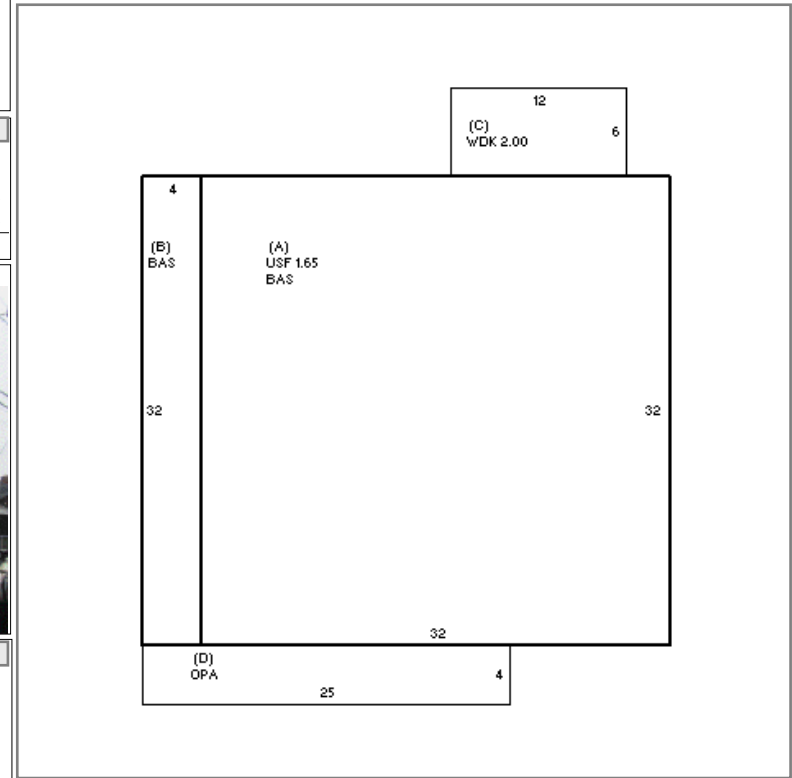
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	2,000	MB 1.00	100	1.00	100	1.00	594,000	16.71	90	0.90	WV5 1.50	455,600

TOTAL	2,000 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	IN M8		LAND	455,600	359,000
Infl1	FACTOR 100		BUILDING	657,100	445,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,112,700</b>	<b>804,500</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/16/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/22/2022	JD
MODEL	1		RESIDENTIAL	LIST	2/22/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/27/2023	MR
QUALITY	G	1.20	GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	POST OFFICE 1ST FLOOR 2-2BR APTS UPPER FLOORS		

LOADING

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	782,300			
NET AREA	2,842	DETAIL ADJ	1.236	FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	1,152	1900	282.64	325,606	CONDITION ELEM CD				
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	1,690	1900	257.03	434,387	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	144		46.08	6,636	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	100		61.80	6,180	KITCHEN	G			
				FLOOR COVER	3	W/W CARPET	1.00									BATHS	G			
				INT FINISH	2	DRYWALL	1.00									HEAT	U			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U			
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 2006 / 16				
				CAPACITY		UNITS	ADJ											COND	16	16 %
																		FUNC	0	
																		ECON	0	
																		DEPR	16	% GD 84
																		RCNLD	\$657,100	