

Key: 3067

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.974

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
BLOCH DONALD M TR C/O NIR DRORY 117 LYMAN RD BROOKLINE, MA 02467				5-4-26-0				74 GLADES RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				BLOCH DONALD M TR WOLCOTT NANCY SMITH WOLCOTT NANCY SMITH				12/23/2020 01/01/1979 01/01/1978	H QS XX	551,000 4509-50 4316-311	54072-22 4509-50 4316-311		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,939	MB 1.00	100	1.00	990,000	3.98	90	0.90	WF2	2.50	807,860	

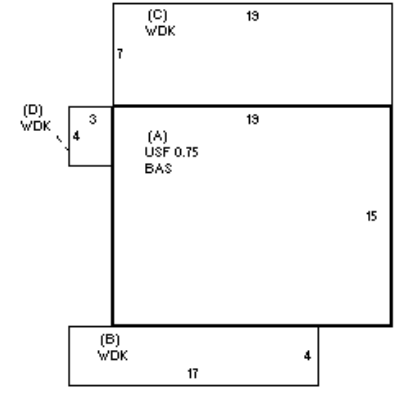
LAND

TOTAL	8,930 SF	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE IN M8.. Inf3 Easement			LAND	807,900	734,400
Inf1	FACTOR 100		BUILDING	38,900	427,800		
Inf2	PHY 100		DETACHED	0	0		
				OTHER	0	121,100	
				TOTAL	846,800	1,283,300	

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 %
04-820	12/30/2020	7	OTHERS		04/19/2023	JD	100 100
92-412	12/13/2004	3	ALTERATIONS	18,000	11/01/2021	JD	100 100
	05/19/1992	3	ALTERATIONS	8,000	06/02/2021	JD	100 100
		3	ALTERATIONS		08/16/2005	SJ	100 100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/3/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/2/2021	JD
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	4/19/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
74 C Glades Road

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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	138,903			
NET AREA	499	DETAIL ADJ	0.857	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	285	1978	268.27	76,458	CONDITION ELEM	CD			
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	214	1978	243.97	52,209	EXTERIOR	V			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	213		38.40	8,179	INTERIOR	V			
				ROOF COVER	1	ASPH SHINGLES	1.00											KITCHEN	V	
				FLOOR COVER	12	COMB	1.00											BATHS	V	
				INT FINISH	2	DRYWALL	1.00											HEAT	U	
				HEATING/COOLING	9	WARM/COOL AIR	1.03											ELECT	U	
				FUEL SOURCE	2	GAS	1.00											EFF.YR/AGE		2020 / 2
																	COND	2 2 %		
																	FUNC	70 uc		
																	ECON	0		
																	DEPR	72 % GD	28	
																	RCNLD	\$38,900		