

Key: 681

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 620

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GLASHEEN DAVID 432 COUNTRY WAY SCITUATE, MA 02066				32-8-6-0				432 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GLASHEEN DAVID				06/24/2022	QS	685,000	(134062)				
RUSTEIKA MATTHEW S & KATR				06/01/2020	QS	490,000	(130232)				
ROJIK CHRISTOPHER D				05/24/2018	A	409,000	(126841)				

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	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,621	SC 1.00	100	1.00	396,000	1.14	100	1.00	R02	0.90	357,570

TOTAL	34,621 SF	ZONING	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	357,600	343,100
Infl1	FACTOR 100		BUILDING	247,600	220,200		
Infl2	PHY 100		DETACHED	900	800		
			OTHER	0	0		
			TOTAL	606,100	564,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 40 0.60	12 X 8		96	14.95	900



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/14/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/28/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

mls

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	353,732		
NET AREA	1,452	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,188		45.01	53,466				
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	490		38.40	18,816				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,452	1956	183.12	265,893				
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281				
				FLOOR COVER	24	COMB	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556				
				INT FINISH	1	PLASTER	1.00												
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		CONDITION ELEM	CD
																		EXTERIOR	A
																		INTERIOR	G
																		KITCHEN	G
																		BATHS	G
																		HEAT	A
																		ELECT	A
																		EFF.YR/AGE	1973 / 49
																		COND	30 30 %
																		FUNC	0
																		ECON	0
																		DEPR	30 % GD 70
																		RCNLD	\$247,600