

Key: 9649

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.267

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GLADES ROAD LLC 9 CLIFF STREET WINCHESTER, MA 01890				5-4-15-A				102-REAR GLADES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GLADES ROAD LLC				06/30/2020	U	895,000	53002-143				
ROE WILLIAM J & ELLEN				02/10/2009	H	650,000	36787-51				
ALBANESE BENJAMIN TR				02/10/2009	H	36787-47	36787-47				

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 %
23-165	02/28/2023	3	ALTERATIONS	14,560	05/16/2023	NC	100 100
E22-0958	11/04/2022	3	ALTERATIONS	850	05/16/2023	NC	100 100
22-1127	10/25/2022	3	ALTERATIONS	4,900	05/16/2023	NC	100 100
21-287	03/26/2021	3	ALTERATIONS	8,400	06/02/2021	JD	100 100
09-222	05/28/2009	3	ALTERATIONS	30,000	06/15/2009	SJ	100 100

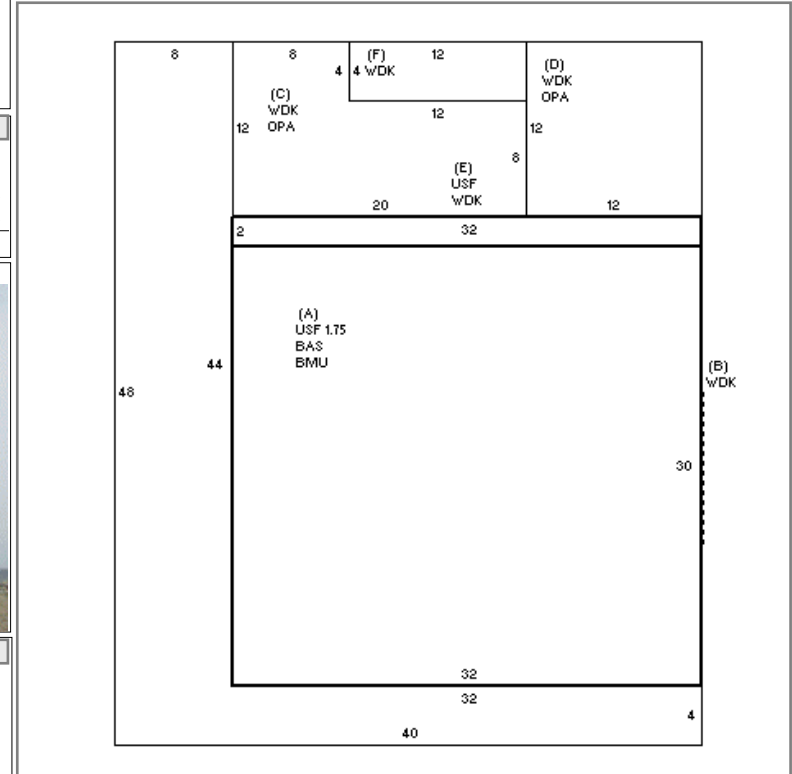
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,230	MB 1.00	100 1.00	100 1.00	990,000	3.50	90 0.90	WF2 2.50			813,700

TOTAL	10,237 SF	ZONING	FRNT	26	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E	INFL.3 = FRONTAGE		LAND	813,700	739,700
Inf1	FACTOR 100		LAND	493,000	448,900		
Inf2	PHY 100		BUILDING	4,700	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>1,311,400</b>	<b>1,188,600</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	10 0.90		2022	1	5,181.80	4,700



BUILDING	CD	ADJ	DESC	MEASURE	6/2/2021	JD
MODEL	1		RESIDENTIAL	LIST	6/2/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,704	DETAIL ADJ	1.030
\$NLA(RCN)	\$253	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	\$8,158
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM/COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	960		52.47	50,370
A	BAS	L	BASE AREA	960	1980	217.34	208,648
+	USF	L	UPPER STORY FIN	1,744	1980	197.65	344,699
+	WDK	N	WOOD DECK	960		42.24	40,550
+	OPA	N	OPEN PORCH	336		56.65	19,034
	BMG	O	BSMT GARAGE	1		2,740.10	2,740
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	ODS	O	OUT DOOR SHOWER	1		1,520.20	1,520

TOTAL RCN	684,783
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72

RCNLD	\$493,000
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