

JJ Manning
— AUCTIONEERS



PROPERTY INFORMATION PACKAGE #23-1993 to 23-2010

ABSOLUTE AUCTION EVENT

ON BEHALF OF THE TOWN OF SCITUATE, MA

Each Parcel Selling Individually to the Highest Bidder, Regardless of Price

**18+/- TAX TITLE
UNIMPROVED LAND PARCELS**

WEDNESDAY, MAY 17 AT 11AM

Registration Begins at 10AM

**All Auction Sales Held At:
Scituate Harbor Community Building
44 Jericho Rd, Scituate, MA**

MA Auc. Lic. #111

TABLE OF CONTENTS

DISCLAIMER

TRANSMITTAL LETTER

TERMS & CONDITIONS

BUYER'S PREMIUM

SAMPLE P&S

PROPERTY INFORMATION & PHOTOS

LOCATION MAP

JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



JJManning

— AUCTIONEERS —
Marketing | Experience | Integrity | Results
Since 1976



April 12, 2023

Dear Prospective Bidder:

On behalf of the Town of Scituate, MA, JJManning Auctioneers is pleased to be conducting an Absolute Auction Event comprised of 18+/- Tax Title Unimproved Land Parcels with each property selling individually to the highest bidder, regardless of price.

A full listing of properties to be included on Bramble Ave., Brookland Rd., Central Ave., Dreamwold Rd., First Parish Rd., Hatherly Rd., Hewes Rd., Kent St., Revere St., Stockbridge Rd. Rear & Wood Ave. is included within this package. Several of the properties do not have street numbers assigned, so please pay careful attention to the Parcel ID Numbers provided by the Town that are included within the listing.

The Town has chosen auction, the accelerated method of marketing, for the sale of this fabulous property. That decision allows you to set the market price for each land parcel with your bid(s). You may buy each property at the lowest possible price by bidding one increment higher than the competition. Do not miss this special opportunity.

Each parcel is being sold "as is, with all faults" so be sure to review this Property Information Package (PIP) carefully and to conduct your own due diligence as needed.

The auction will be held at the **Scituate Harbor Community Building at 44 Jericho Road in Scituate, MA** at 11am on Wednesday, May 17th with registration to begin at 10am. Parking is limited, so be sure to arrive early.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the **\$2,500 or 5,000 minimum per property** as specified in the Parcel list in certified or bank check(s) and to also bring personal check(s) necessary to increase your deposit(s) to a full 10% of the total purchase price. You must show the deposit check(s) at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

Our experienced auction staff is available to answer your questions at auctions@jjmanning.com or 800-521-0111. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning
AUCTIONEERS 
TERMS & CONDITIONS

ABSOLUTE AUCTIONS

ON BEHALF OF THE TOWN OF SCITUATE, MA

Each Parcel Selling Individually to the Highest Bidder, Regardless of Price

18+/- TAX TITLE UNIMPROVED LAND PARCELS

WEDNESDAY, MAY 17 AT 11AM

Registration Begins at 10AM

All Auction Sales Held At:

Scituate Harbor Community Building, 44 Jericho Rd, Scituate, MA

Auction Ref. 23-1993 to 23-2010 ~ MA Lic. #111

Terms of Sale: 10% deposit of which Two Thousand Five Hundred Dollars (\$2,500.00) **or** Five Thousand (\$5,000.00) minimum per property as specified on the parcel list must be presented in certified or bank check with the balance of the 10% deposit in the form of a personal check **BOTH DUE** at the auction. Balance in 30 days.*

A. Make the certified deposit check(s) payable to yourself. If you are the successful bidder, you will endorse the check(s) to the Town's Escrow Agent.

B. Closing will take place on or before Friday, June 16, 2023 (30 days from the auction*) unless otherwise agreed upon by Seller, in writing.

*Closing for registered parcels (0 Hatherly Rd., Parcel 45-09-003-0; 0 Hatherly Rd., Parcel 45-09-004-0; 0 Brookland Rd., Parcel 45-11-017-0) may be extended by the Town as required for new certificate of title to be filed in the Land Court.

C. A Buyer's Premium of **3.2%** will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults." We encourage you to thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

F. Each property is being sold "Absolute" to the high bidder regardless of price.

G. The property is NOT being sold with a financing contingency. We recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning

— AUCTIONEERS —

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 3.2% added to the high bid. The total of the high bid plus the 3.2% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
	Add 3.2% Buyer's Premium:	\$ 3,200.00

	Contract sales price:	\$103,200.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

TOWN OF SCITUATE, MA TAX TITLE AUCTION

**SAMPLE PURCHASE & SALE AGREEMENT
COMING SOON**

ABSOLUTE AUCTION EVENT

On Behalf of the Town of Scituate, MA

18± Tax Title Unimproved Land Parcels

Each Selling Individually to the Highest Bidder, Regardless of Price

Auction Reference Number	Street Address	Parcel ID	Zoning	Lot Size	Assessment	*Certified Amount of 10% Deposit
23-1993	0 Stanton Ln	22-09-008-0	R3	10,070 sf	\$23,000	\$2,500
23-1994	407 Hatherly Rd	21-02-005-B	R2	29,627 sf	\$71,100	\$2,500
23-1995	0 Central Ave	70-03-002-0	R3	6,750 sf	\$23,300	\$2,500
23-1996	12 Hewes Rd	60-2A-016-0	R2	41,700 sf	\$95,700	\$2,500
23-1997	155 Kent St	60-02-035-0	R2	19,250 sf	\$118,100	\$2,500
23-1998	0 Hatherly Rd	45-09-003-0	R3	10,000 sf	\$229,900	\$5,000
23-1999	210 First Parish Rd	44-01-013-C	R2	43,560 sf	\$360,400	\$5,000
23-2000	218 First Parish Rd	44-01-013-A	R2	23,000 sf	\$329,900	\$5,000
23-2001	214 First Parish Rd	44-01-013-B	R2	20,040 sf	\$326,300	\$5,000
23-2002	0 Stockbridge Rd Rear	54-02-015-0	R2	10,006 sf	\$131,400	\$2,500
23-2003	0 Brookland Rd	45-11-017-0	R3	8,000 sf	\$54,000	\$2,500
23-2004	8 Bramble Ave	40-09-015-0	R3	4,172 sf	\$64,900	\$2,500
23-2005	0 Wood Ave	22-02-005-0	R3	4,255 sf	\$56,800	\$2,500
23-2006	0 Wood Ave	22-04-001-0	R3	13,471 sf	\$210,500	\$5,000
23-2007	50 Wood Ave	22-02-001-0	R3	5,442 sf	\$210,500	\$5,000
23-2008	0 Dreamwold Rd	33-06-012-0	R2	24,190 sf	\$33,100	\$2,500
23-2009	0 Revere St	72-04-019-0	R3	7,500 sf	\$362,400	\$5,000
23-2010	0 Hatherly Rd	45-09-004-0	R3	10,478 sf	\$230,400	\$5,000

**Wednesday, May 17
at 11am**

Registration Begins at 10am

All Auction Sales Held At:

**Scituate Harbor Community Bldg
44 Jericho Rd, Scituate, MA**

Terms of Sale:

10% certified deposit based on total purchase price of which \$5,000 or \$2,500 minimum per property* in certified or bank check with remainder by personal check at the auction.

Balance in 30 days. 3.2% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.



JJManning
AUCTIONEERS

Property Information & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • Brochure 1769
Ref 23-1993 to 23-2010

Tax Title Possessions - Candidates for Sale

Parcel ID	Street Address	Zoning	Lot Size	Tax Lien at Foreclosure	FY23 Assessed Value	Title Reference	Frontage	Prior Class Code	Departmental Comments; Red-DPW; Green-Conservation; Blue-Building; Brown-Planning & Conservation; Purple-Planning
22-09-008	Stanton Ln	R3	10,070 sf	\$ 53,047	\$ 23,000	44333-313	55	132	Probably not enough land outside 50' wetlands no-build buffer anyway; subject to coastal flooding, barrier beach, coastal dune so unbuildable
21-02-005-B	407 Hatherly Rd	R2	29,627 sf	\$ 42,867	\$ 71,100	41281-153	50	130	To be buildable, tail going out to Hatherly must be min. 50' wide, upland lot area must be 2x required in district, so 40,000 SF. frontage issues, not double lot area
70-03-002	Central Av	R3	6,750 sf	\$ 3,320	\$ 23,300	38718-146	52	132	Probably not enough land outside 50' wetlands no-build buffer anyway; not enough lot area, subject to coastal flooding, barrier beach, coastal dune so unbuildable
60-2A-016	12 Hewes Rd	R2	41,700 sf	\$ 8,601	\$ 95,700	39837-185	438	132	Appears to be mostly wetlands. Not buildable; wet, flood zone, undevelopable
60-02-035	155 Kent St	R2	19,250 sf	\$ 11,429	\$ 118,100	39837-185	258	132	Appears to be mostly wetlands. Not buildable; wet, flood zone, undevelopable
45-09-003	Hatherly Rd	R3	10,000 sf	\$ 83,460	\$ 229,900	83-111 cert 16711	244	130	Appears to be mostly wetlands. Not buildable; wet, undevelopable
44-01-013-C	210 First Parish Rd	R2	1.55 ac	\$ 76,730	\$ 360,400	47361-160	50	130	Apparently buildable. Probably for only 1 house. known wetlands in area, possibly developable but uncertain
44-01-013-A	218 First Parish Rd	R2	23,000 sf	\$ 67,483	\$ 329,900	47361-160	190	130	Apparently buildable; known wetlands in the area, possibly developable but uncertain
44-01-013-B	214 First Parish Rd	R2	20,040 sf	\$ 67,054	\$ 326,300	47361-160	120	130	Apparently buildable; known wetlands in the area, possibly developable but uncertain
54-02-015	Stockbridge Rd Rear	R2	10,006 sf	\$ 46,858	\$ 131,400	35653-204	0	131	Probably not enough land outside 50' wetlands no-build buffer anyway; floodplain , WRPD, wet
45-11-017	Brookland Road	R3	8,000 sf	\$ 4,241	\$ 54,000	296-169 cert 59369	71	132	Extent of wetlands doesn't appear to leave room for a house; probably not enough land outside 50' wetlands no-build buffer anyway; wet
40-09-015	8 Bramble Avenue	R3	4,172 sf	\$ 11,099	\$ 64,900	21683-350	52		Too small, regardless of deed record; not enough lot area, only valuable to adjacent properties
22-02-005	Wood Avenue	R3	4,255 sf	\$ 3,067	\$ 56,800	26738-318	169	132	Too small, regardless of deed record; not enough lot area, only valuable to adjacent properties; part in floodplain - only value is to adjacent lots for open space
22-04-001	Wood Avenue	R3	13,471 sf	\$ 10,537	\$ 210,500	26738-318	552	131	Would need 30' setback for entire perimeter. Still probably space enough to build a house; hard to develop cause of setbacks to roads - may be no developable area
22-02-001	50 Wood Avenue	R3	5,442 sf	\$ 4,713	\$ 210,500	26060-344	97		Probably not enough land outside 50' wetlands no-build buffer anyway; all in floodplain, in Floodplain and Watershed Protection district - not developable - only value is open space to abutter
33-06-012	Dreamwold Road	R2	24,190 sf	\$ 1,492	\$ 33,100	31702-344	136	131	Depending on what light green means on these maps. Apparently wetlands; wet
72-04-019	Revere Street	R3	7,500 sf	\$ 17,352	\$ 362,400	30490-311	135	131	Probably not enough land outside 50' wetlands no-build buffer anyway; subject to coastal flooding, barrier beach, coastal dune so unbuildable
45-09-004	Hatherly Road	R3	10,478 sf	\$ 8,977	\$ 230,400	298-170 cert 59770	227	131	Appears to be mostly wetlands. Not buildable; wet

Key: 2852

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 2.759

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING HWY SCITUATE, MA 02066				22-9-8-0				0 STANTON LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE CURTIN TIMOTHY A				05/20/2014 01/01/1929	E QS	1 44333-313 1563-510					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,070	MB 1.00	VU 0.05	100 1.00	28,000	3.55	100 1.00	WF1 1.40			22,990

TOTAL	10,070 SF	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	N O T E			LAND	23,000	19,300
Infl1	VACANT UNBLD		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	23,000	19,300		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL STYLE QUALITY FRAME				LIST REVIEW

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND FUNC ECON DEPR	% GD	
RCNLD		

CAPACITY	UNITS	ADJ



Stanton Ln

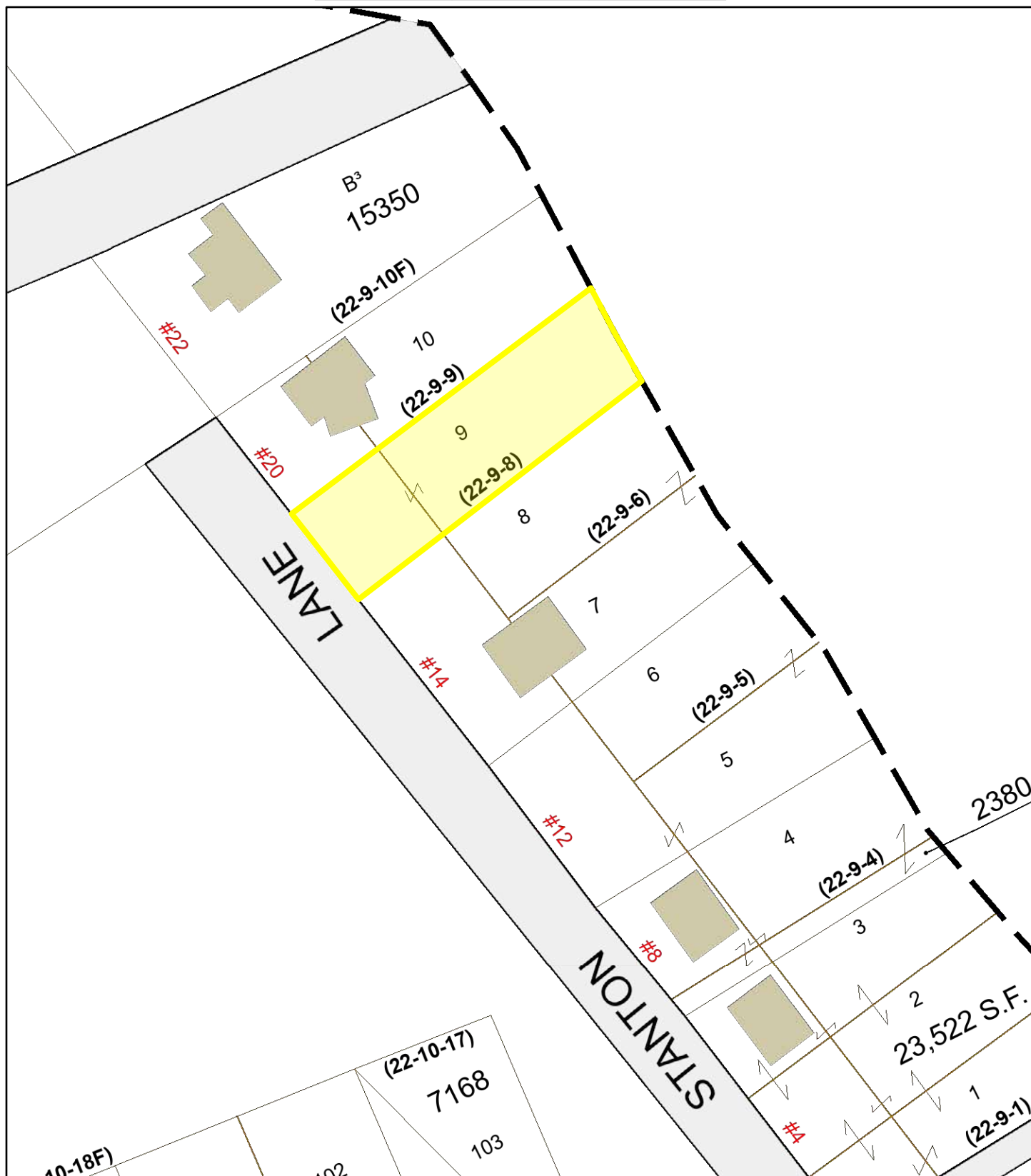
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Scituate, MA

1 inch = 129 Feet

March 15, 2023

www.cai-tech.com



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Stanton Ln

Scituate, MA

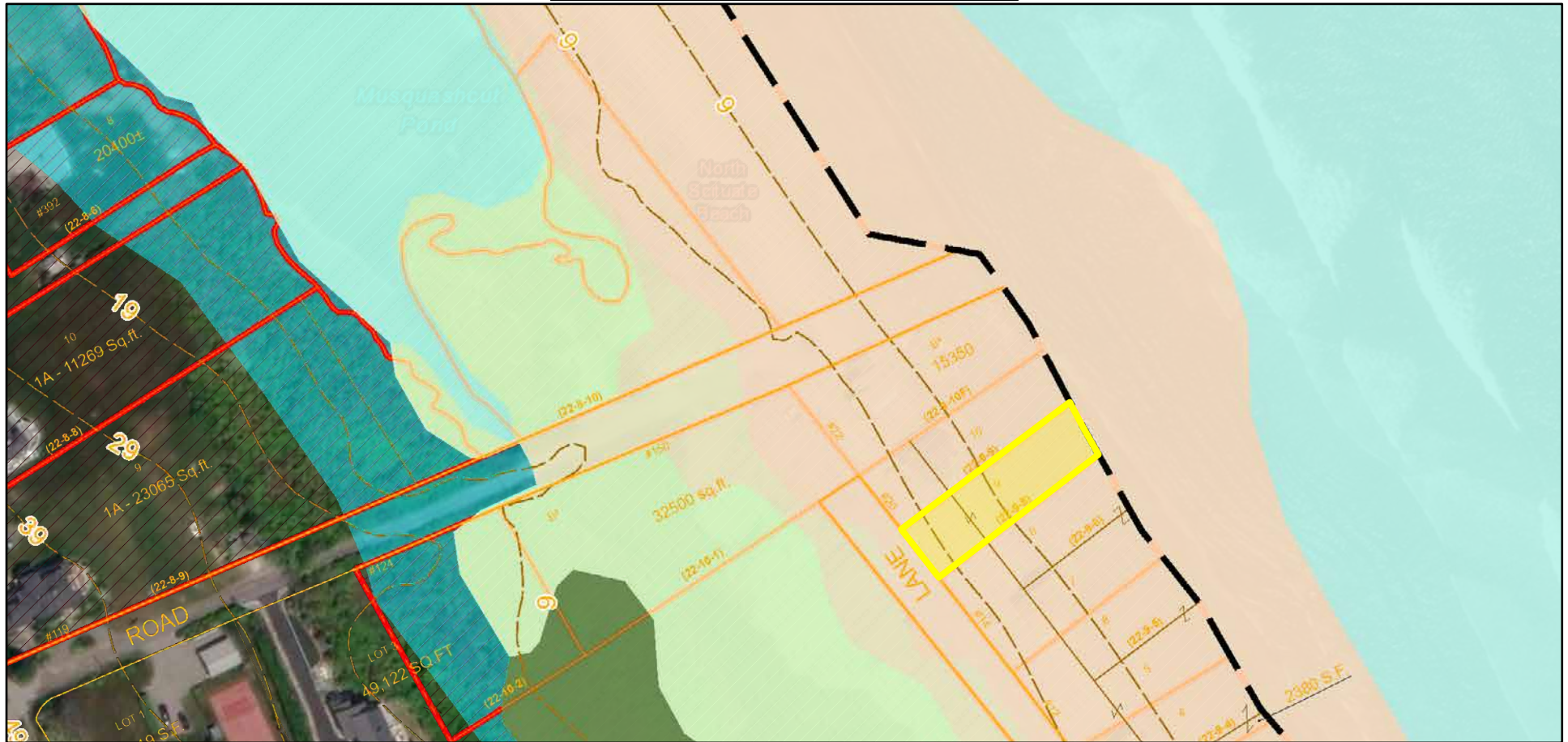
1 inch = 139 Feet



March 15, 2023

www.cai-tech.com

0 139 278 417



	AE: 1% Annual Chance of Flooding, with BFE		Open Water		Common Line
	VE: High Risk Coastal Area		Beach/Dune		Property Line
	Parcel Contains Special Flood Hazard Area		Contours		Public Road
	Marsh/Bog		Property Hook		Tract Line
	Wooded marsh				

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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 10 TL 140076

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Timothy A. Curtin



2014 00032414

Bk: 44333 Pg: 313 Page: 1 of 1
Recorded: 05/20/2014 10:51 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	06/23/1994	13079	286		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: April 28, 2014

Return to:
Coppola and Coppola
40 South Street
Marblehead, MA 01945

ober 1928.

Terence Farrell Seal

THE COMMONWEALTH OF MASSACHUSETTS

NORFOLK SS. OCT. 31, 1928. Then personally appeared the above-named Terrence Farrell and acknowledged the foregoing instrument to be his free act and deed, before me;-

Edgar F. Leonard Justice of the Peace.
My Commission expires May 26, 1934.

Rec'd Nov. 20, 1928 at 11.30 A. M. and recorded

Gillis
to
Curtin

I, LORETTA B. GILLIS, of

Watertown, Middlesex County, Massachusetts, for consideration paid grant to TIMOTHY A. CURTIN of Newton, Massachusetts, with QUIT-CLAIM COVENANTS the land in Scituate, Plymouth County, Massachusetts, and bounded; Northeasterly by the beach fifty-three (53) feet, Southeasterly by land now or formerly of James H. Flint, shown as Lot #8 on the plan hereinafter mentioned, one hundred thirty (130) feet, Southwesterly by other land of said Flint as shown on said plan, fifty-three (53) feet; and Northwesterly by Lot #10 on said plan, one hundred thirty (130) feet; comprising Lot #9 on a plan of land of Warren S. Parker and George G. Saville, recorded with Plymouth County Deeds, in Plan Book #1, Plan #119. Be any or all of said measurements more or less. I, Edward F. Gillis, husband of said grantor, Loretta B. Gillis, release to said grantee all rights of tenancy by the curtesy and other interests therein. WITNESS our hands and seals this 27 day of September 1928.)

Edna J. Casey) Edward F. Gillis Seal
Edna J. Casey) Loretta B. Gillis Seal

THE COMMONWEALTH OF MASSACHUSETTS

SS. Sept. 27, 1928. Then personally appeared the above-named Loretta B. Gillis and acknowledged the foregoing instrument to be her free act and deed, before me;-

Wm. G. Casey Notary Public.
My Commission expires Feb. 28, 1935.

Rec'd Nov. 20, 1928 at 12. M. and recorded

Key: 11979

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 9.003

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
TOWN OF SCITUATE 600 CJ CUSHIN HWY SCITUATE, MA 02066				21-2-5-B				407 HATHERLY RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				TOWN OF SCITUATE				04/26/2012	L		41281-153	
GERRITY COMPANY INC				09/03/2009	L	1,000	37686-303					
CUSHING CONSTRUCTION &				08/08/2007	B	25,000	34929-345					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/26/2005		100	100
		7	OTHERS				100	100
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	29,627	NS 1.00	100	1.00	100	1.00	80,000	1.31	10	0.10	WV5 2.00	71,080

TOTAL	29,627 SF	ZONING	NO. SCITUATE	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh		N O T E				LAND	71,100	61,800
Infl1	FACTOR 100		BUILDING	0	0			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	71,100	61,800			

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		



407 Hatherly Rd

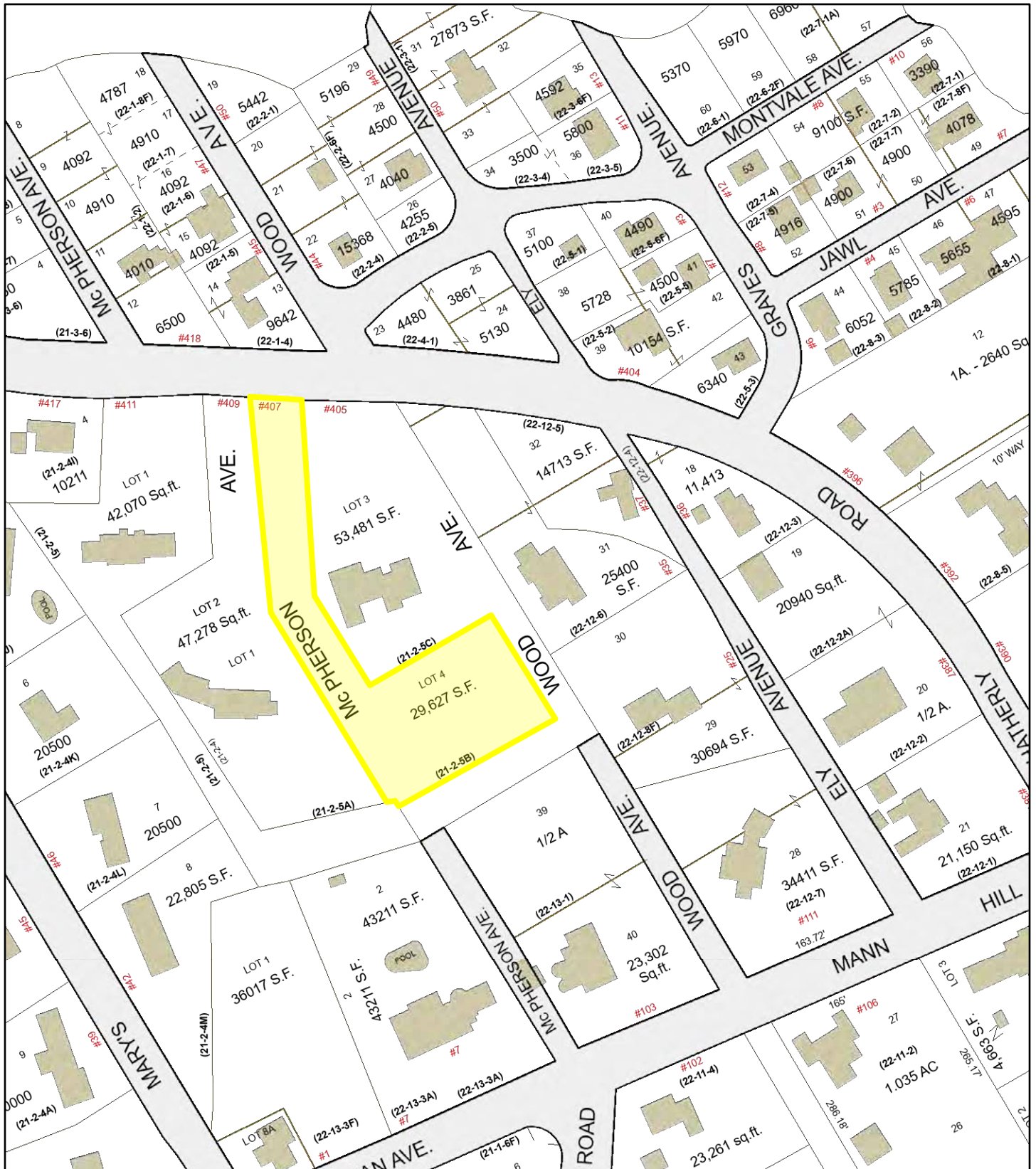
Scituate, MA

1 inch = 139 Feet

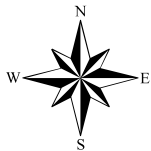


www.cai-tech.com

March 13, 2023



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407 Hatherly Rd

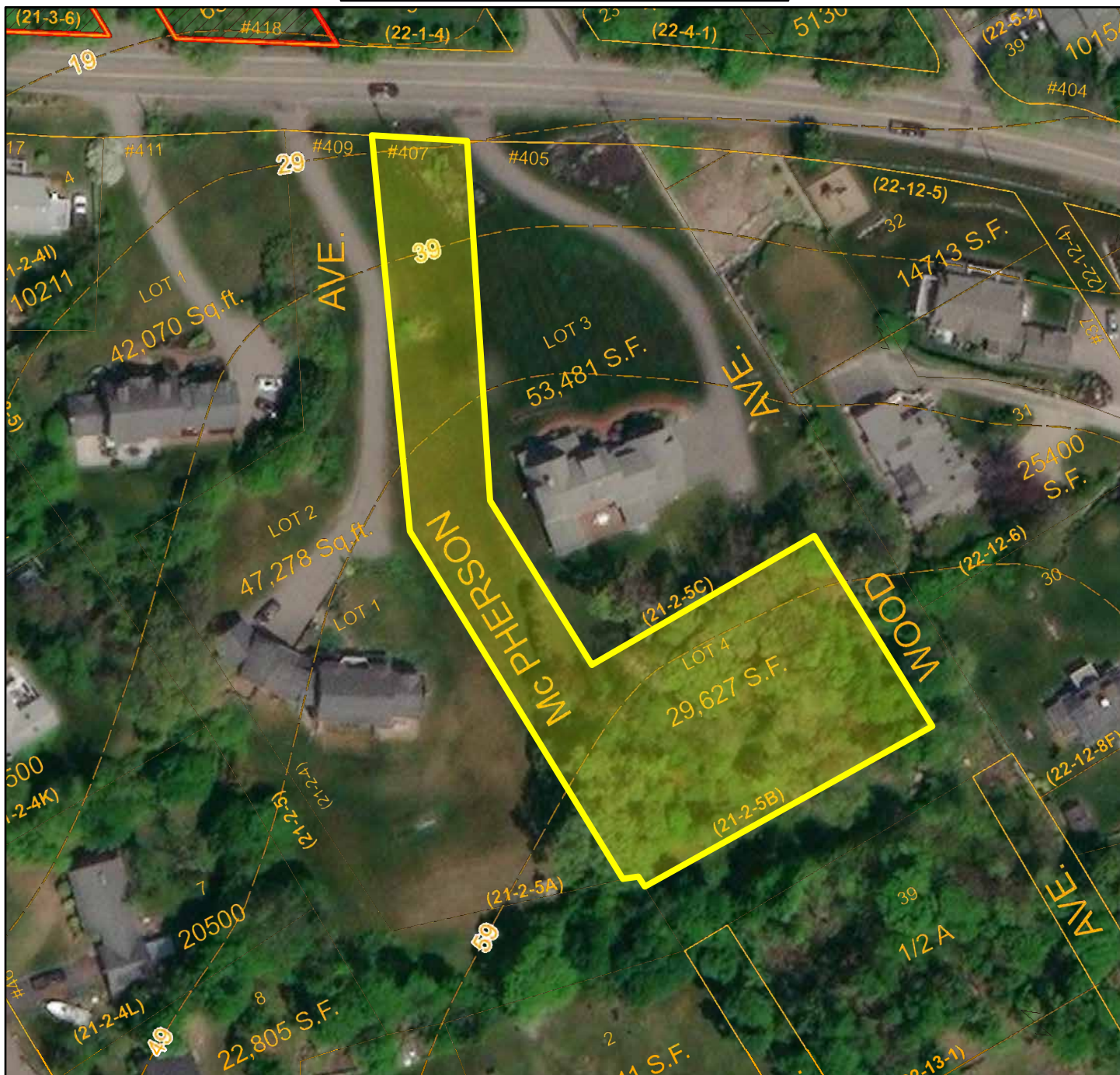
Scituate, MA

1 inch = 83 Feet



www.cai-tech.com

March 15, 2023



	Parcel Contains Special Flood Hazard Area		Tract Line
	Contours		Property Line
	Property Hook		Public Road

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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 10 TL 140075



2012 00036293

Bk: 41281 Pg: 153 Page: 1 of 1
Recorded: 04/26/2012 10:22 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Gerrity Co., Inc.

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	12/07/2006	33854	147		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: March 16, 2012

Return to: Coppola and Coppola
40 South Street
Marblehead, MA 01945
mail

105660

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
29 JUL 2004 11:56AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 28756 Pg 6-8

QUITCLAIM DEED

We, Charles R. Laverty, Jr. of Belmont, MA, Rudoiph R. Russo of Cambridge, MA, Joan E. O'Connor of Cambridge, MA, and Thomas C. Chiara of Belmont, MA for consideration paid and in full consideration of \$540,000.00 grant to Anthony Riccardi, Trustee of H & T Realty Trust, u/d/t dated July 28, 2004 to be recorded herewith, of 103 Stockbridge Road, Scituate, Massachusetts with **QUITCLAIM COVENANTS**,

A certain parcel of land situated in Scituate, Plymouth County, Massachusetts, believed to contain about 183,000 square feet more or less and lying in the Southerly side of Hatherly Road and being more particularly bounded and described as follows:

NORTHERLY by Hatherly Road, two hundred eighty-two and 45/100 (282.45) feet;

EASTERLY by land shown on the first plan hereinafter mentioned as belonging to Margery M. Damon, three hundred ninety-nine and 85/100 (399.85) feet;

SOUTHEASTERLY by land shown on said plan as belonging to Lizzie G. Widger by two lines together measuring two hundred twenty-three and 46/100 (223.46) feet, a portion, at least, of said Widger's land is Registered under Land Court Case #2687;

SOUTHERLY by said land shown as belonging to Lizzie G. Widger, one hundred sixty-five and 63/100 (165.63) feet;

SOUTHWESTERLY by Lots 8, 7, 6 and 5 of second plan hereinafter mentioned four hundred seventy-three and 91/100 (473.91) feet;

NORTHEASTERLY by Lot 4 on said second mentioned plan one hundred and 02/100 (100.02) feet; and

WESTERLY by said Lot 4 one hundred (100) feet.

Said first mentioned plan is entitled "Plan of Land in Scituate, Mass." dated June, 1940 compiled by Daniel F. Appleton and recorded with Plymouth County Registry of Deeds in Plan Book 8, Plan 181.

Said second mentioned plan is entitled "Subdivision Plan of Land Boardman Avenue and Hatherly Road, Scituate, Mass." dated August 16, 1956 by Lewis W. Perkins & Son, Engineers, recorded with said Deeds in Plan Book 11, Plan 17.

For title reference see Deed dated September 10, 1973 and recorded with the Plymouth County Registry of Deeds in Book 3937, Page 75. See also Deed dated December 28, 1977 and recorded with said Deeds in Book 4387, Page 150. See also Deed dated December 29, 1982 and recorded with said Deeds in Book 5272, Page 175.

Key: 7155

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 6.845

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING WAY SCITUATE, MA 02066				70-3-2-0				0 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE GRAHAM R G JR & ERNESTINE				07/12/2010 01/01/1953	E QS			38718-146 2220-459			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,750	HUM 1.00	100 1.00	100 1.00	29,000	5.19 5	0.05	RF2 1.45			23,340

TOTAL	6,750 SF	ZONING	FRNT	52	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E			LAND	23,300	19,300
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		23,300	19,300	

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL STYLE QUALITY FRAME				LIST REVIEW

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND FUNC ECON DEPR	% GD	
RCNLD		

CAPACITY	UNITS	ADJ



Central Ave

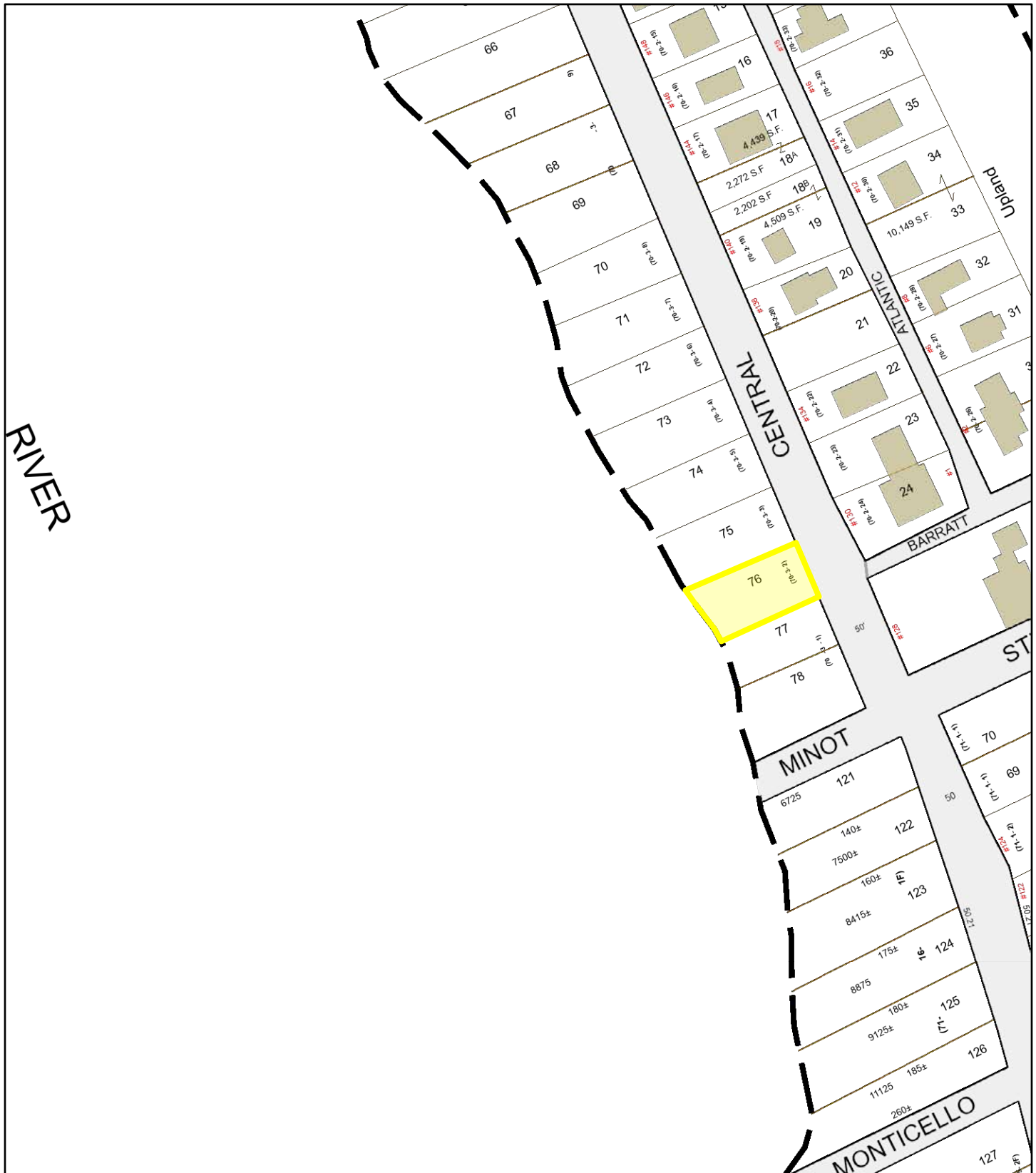
Scituate, MA

1 inch = 117 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Central Ave

Scituate, MA

1 inch = 124 Feet



March 15, 2023

www.cai-tech.com



	Contours		RoadNotPar		Property Line
	Property Hook		Tract Line		Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Central Ave

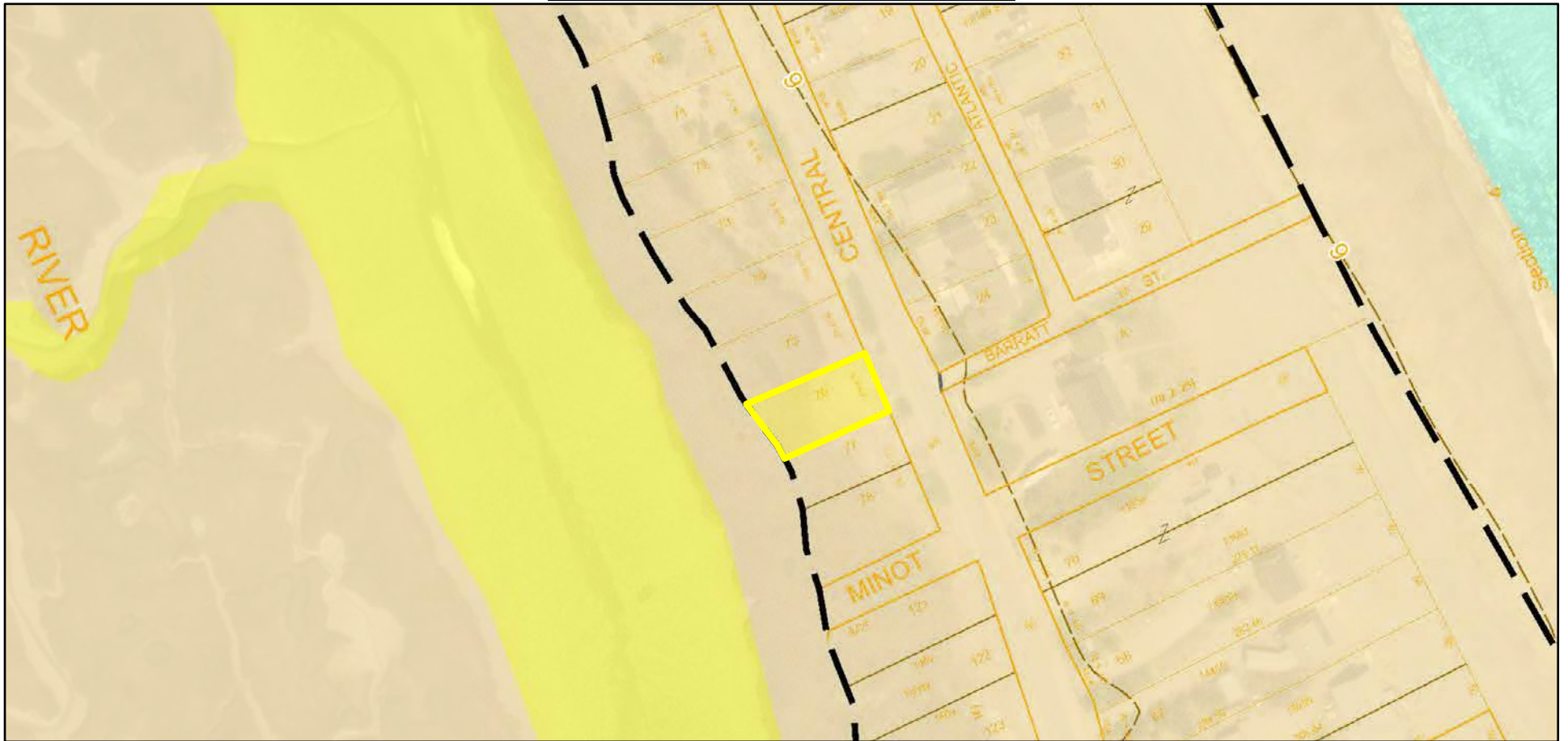
Scituate, MA

1 inch = 124 Feet



March 15, 2023

www.cai-tech.com



	Salt Marsh		Beach/Dune		RoadNotPar		Public Road
	Open Water		Contours		Tract Line		Property Line
	Tidal Flats		Property Hook		Property Line		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Central Ave

Scituate, MA

1 inch = 124 Feet











March 15, 2023

www.cai-tech.com

0 124 248 372



	AE: 1% Annual Chance of Flooding, with BFE		RoadNotPar
	VE: High Risk Coastal Area		Tract Line
	Parcel Contains Special Flood Hazard Area		Property Line
	Property Hook		Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 09 TL 138684



Bk: 38718Pg: 146 Page: 1 of 1
Recorded: 07/12/2010 08:33 AM

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Ernestine R. Graham

ATTEST: *John R. Buckley Jr.*
REGISTER
PLYMOUTH COUNTY REGISTRY OF DEEDS

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	05/09/2008	36009	174		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: May 11, 2010

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

The Commonwealth of Massachusetts

Plymouth, ss. Marion, July 19th 1952

Then personally appeared the above-named Carlos DeBarros

and acknowledged the foregoing instrument to be his free act and deed, before me

Joseph Lipsitt
Joseph Lipsitt
Notary Public

My commission expires June 30, 1959

Rec'd July 24, 1952 at 9:45 A.M. & recorded.

WE, Lawrence J. Brack and Christine A. Brack, husband and wife, as tenants by the entirety, of Roslindale, Suffolk County, Massachusetts, being ~~un~~married, for consideration paid, grant to

Richard G. Graham, Jr., and Ernestine R. Graham, husband and wife, as tenants by the entirety, both of said Roslindale, with quitclaim covenants

the land in Scituate, Plymouth County, Massachusetts, as shown on a revised plan of Land in Scituate, Mass., known as Silver Sands, Section B, belonging to Vacation

Homes, Inc., Scale 1 inch equals 80 feet, dated June 1941, Irving Rosenblatt, C.E., duly recorded with Plymouth County Deeds, being Lot 76 on said plan, bounded and described as follows:

NORTHEASTERLY by Central Avenue, as shown on said plan, fifty (50) feet,
SOUTHEASTERLY by Lot 77, as shown on said plan,
SOUTHWESTERLY by South River, as shown on said plan, and
NORTHWESTERLY by Lot 75, as shown on said plan.

The premises are conveyed subject to restrictions of record, so far as in force and applicable.

Being a portion of the premises conveyed to us by Vacation Homes, Inc., by deed dated November 4th 1946 and recorded in Plymouth County Registry of Deeds, Book 1937, Page 539.

Witness our hands and seals this Tenth day of July 1952

Margaret P. Mc Garry

Lawrence J. Brack
Christine A. Brack



The Commonwealth of Massachusetts

Suffolk ss. July 10 1952

Then personally appeared the above named Lawrence J. Brack and Christine A. Brack

and acknowledged the foregoing instrument to be their free act and deed, before me,

William F. Dwyer
Notary Public Justice of the Peace

My Commission expires Sept. 6 1956



Rec'd July 24, 1952 at 9:45 A.M. & recorded.

Key: 6787

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 6.493

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING WAY SCITUATE, MA 02066				60-2A-16-0				12 HEWES RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE				04/12/2011	E	39837-185					
HEFFERNAN JANE F. LEARY M				01/26/2007	A	1 34025-273					
BLANCHARD JANE M				01/01/1955	QS	2331-56					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		08/08/2011		100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	CLF 1.00	100	1.00	104,000	1.00	20	0.20	R06	1.30	95,500
300	A	0.039	CLF 1.00	100	1.00	4,940	1.00	20	0.20	R06	1.30	190

TOTAL	41,700 SF	ZONING	FRNT	438	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE			LAND	95,700	84,000
Infl1	FACTOR 100				BUILDING	0	0
Infl2	PHY 100				DETACHED	0	0
					OTHER	0	0
					TOTAL	95,700	84,000

DETACHED

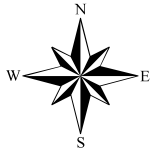
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN		CONDITION ELEM	CD
EFF.YR/AGE			
COND			
FUNC			
ECON			
DEPR			% GD
RCNLD			



12 Hewes Rd

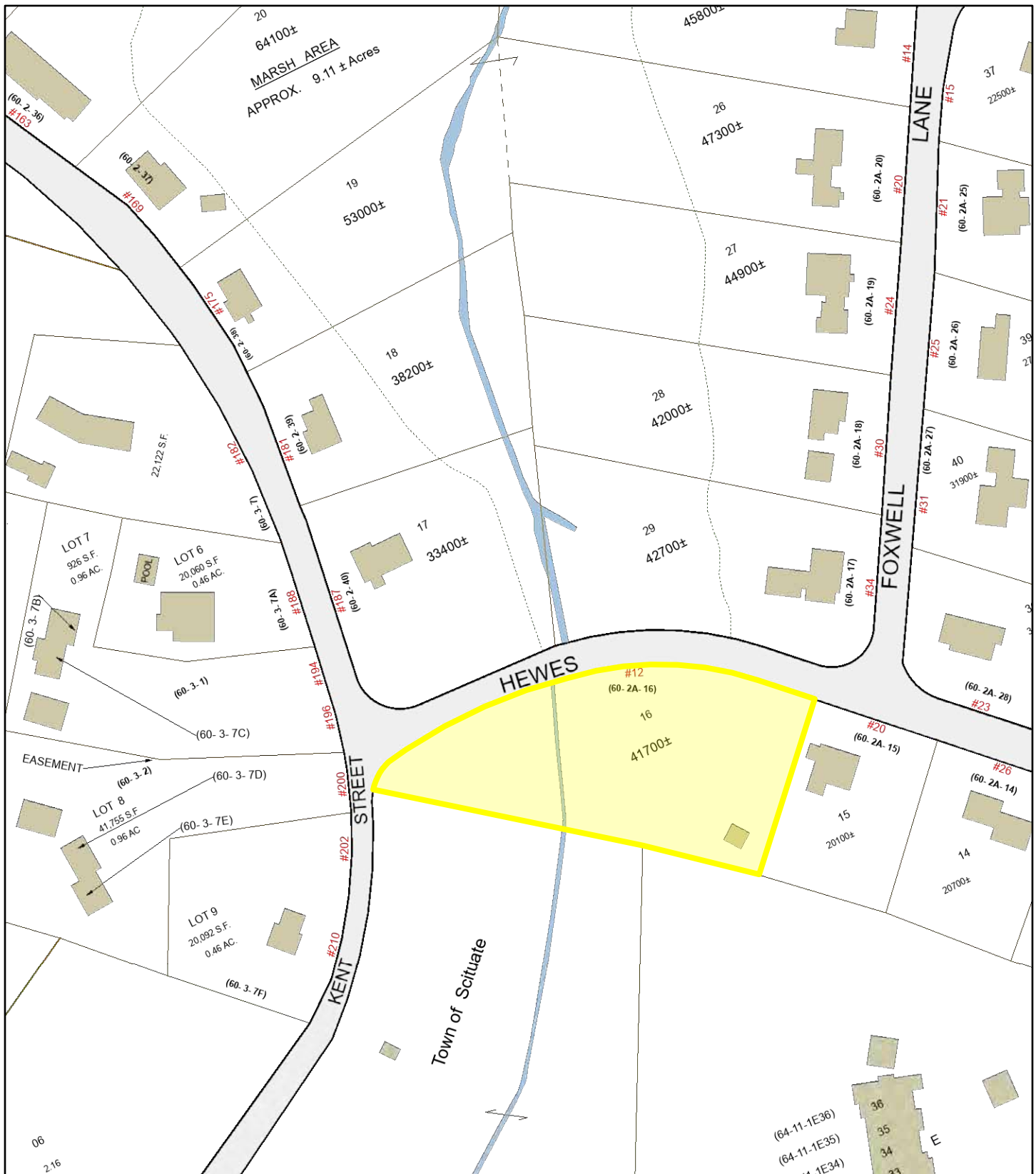
Scituate, MA

1 inch = 127 Feet



www.cai-tech.com

March 13, 2023



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12 Hewes Rd

Scituate, MA

1 inch = 78 Feet



www.cai-tech.com

March 15, 2023



	Marsh/Bog		Water-poly		Public Road
	Wooded marsh		Wetland		Property Line
	Contours				

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12 Hewes Rd

Scituate, MA

1 inch = 78 Feet



www.cai-tech.com

March 15, 2023



	AE: 1% Annual Chance of Flooding, with BFE		Water-poly
	Parcel Contains Special Flood Hazard Area		Wetland
	Marsh/Bog		Property Line
	Wooded marsh		Public Road
	Contours		

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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT



Case No.: 10 TL 140084

Bk: 39837 Pg: 185 Page: 1 of 1
Recorded: 04/12/2011 01:06 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Jane F. Heffernan, Mary E. Leary, Paul E. Blanchard and James W. Blanchard

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	11/18/2005	31826	199		
Recorded	11/18/2005	31826	200		

Return to: Coppola and Coppola, 40 South St., Marblehead, MA 01945
MAIL 2

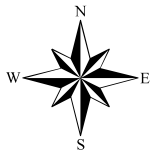
By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:
Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: March 23, 2011



155 Kent St

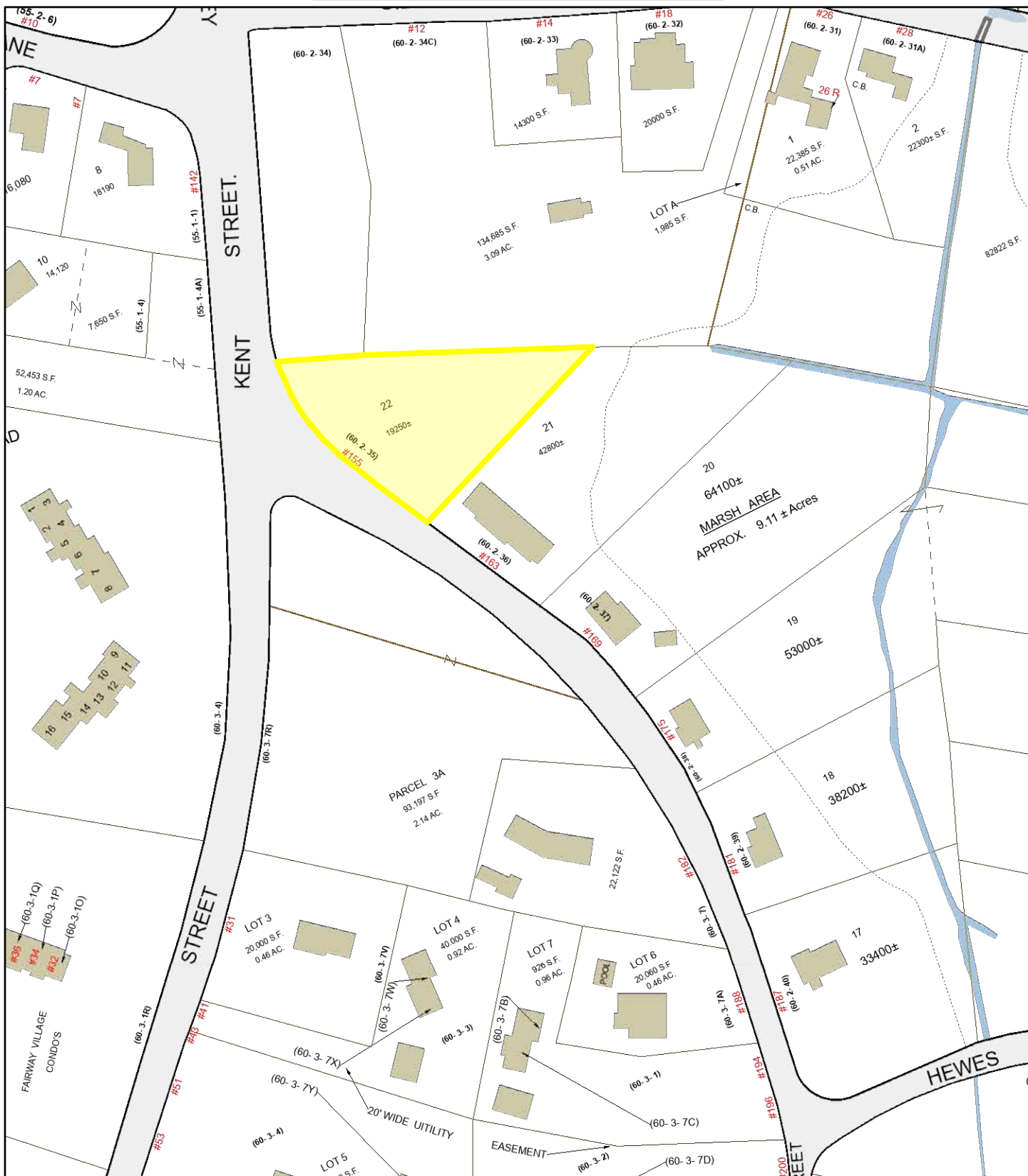
Scituate, MA

1 inch = 139 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



155 Kent St

Scituate, MA

1 inch = 69 Feet



March 15, 2023

www.cai-tech.com



	Marsh/Bog		Contours		Tract Line		Property Line
	Wooded marsh		Water-poly		Wetland		Public Road
	Salt Marsh		Property Hook		Common Line		

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155 Kent St

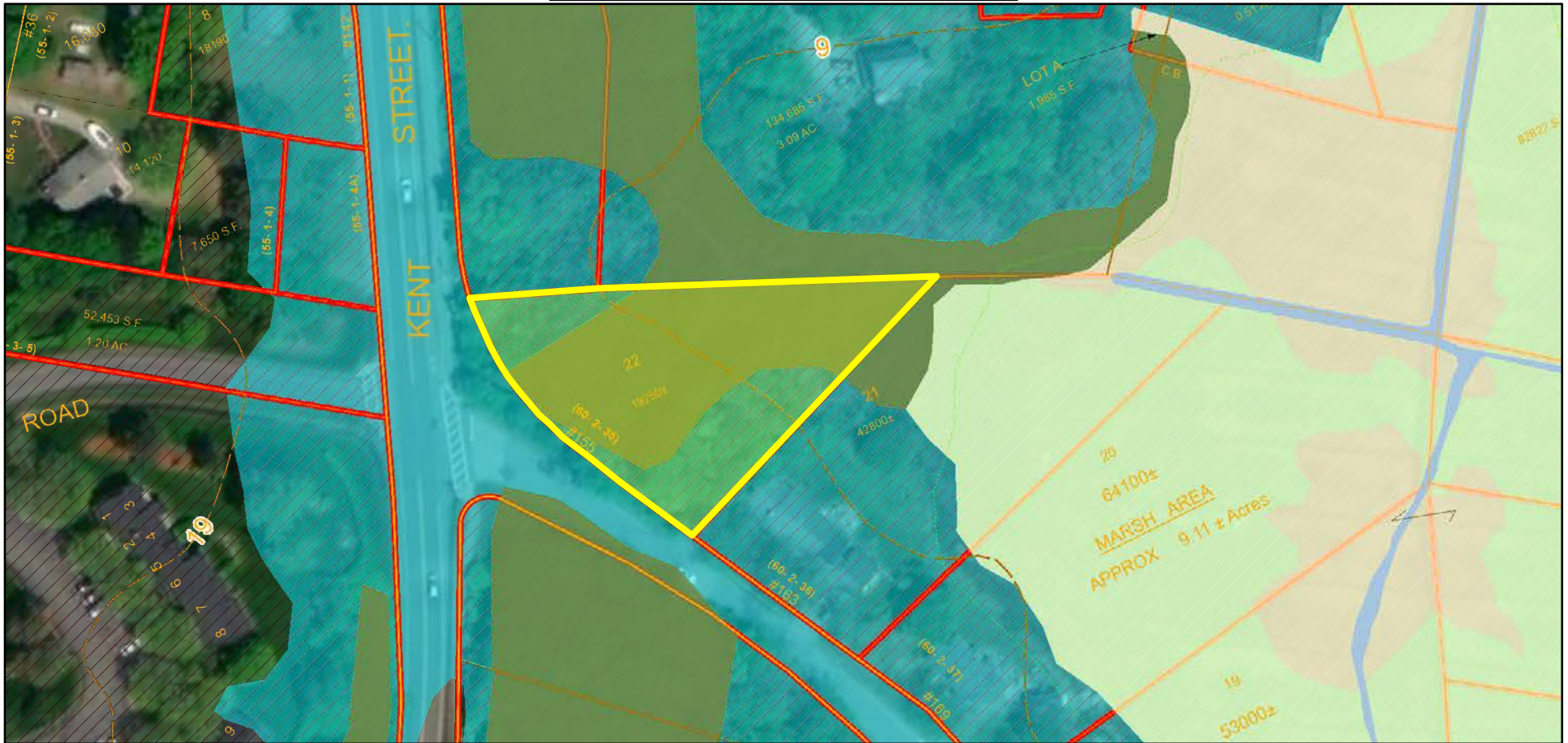
Scituate, MA

1 inch = 107 Feet



March 15, 2023

www.cai-tech.com



	AE: 1% Annual Chance of Flooding, with BFE		Contours		Common Line
	Parcel Contains Special Flood Hazard Area		Water-poly		Property Line
	Marsh/Bog		Property Hook		Public Road
	Wooded marsh		Tract Line		Wetland
	Salt Marsh				

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT



Case No.: 10 TL 140084

Bk: 39837 Pg: 185 Page: 1 of 1
Recorded: 04/12/2011 01:06 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Jane F. Heffernan, Mary E. Leary, Paul E. Blanchard and James W. Blanchard

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	11/18/2005	31826	199		
Recorded	11/18/2005	31826	200		

Return to: Coppola and Coppola, 40 South St., Marblehead, MA 01945
MAIL 2

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:
Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: March 23, 2011

Lu
Bk. 2987
Pg. 378
Sub 6175
Pg 400

I, June M. Hendrickson,
of Scituate, Plymouth County, Massachusetts,
being unmarried, for consideration paid, grant to Eugene Blanchard and Jane M. Blanchard, husband and wife, as tenants by the entirety, both

of Scituate, Plymouth County,
Massachusetts,

with quitclaim covenants

the land in said Scituate lying Easterly from Kent Street on and adjoining the Third Cliff so-called containing 30.08 acres, more or less, bounded and described as follows:

Beginning on Kent Street at the concrete bound at the Northwesterly corner of land of Scituate Country Club; and running thence

NORTHERLY and NORTHWESTERLY by said Kent Street, One Thousand Fifty-Three (1053) feet to land of J. Bradford Edson and others at an old stone wall; thence

S 80°55' E by said old stone wall by said Edson land, Four Hundred Sixty-Five and 6/10 (465.6) feet to land of Herbert S. Turner; thence

S 69°53' E by a ditch by said land of Turner, Three Hundred Ninety-Two and 6/10 (392.6) feet to a stone wall; thence

NORTHERLY by said stone wall by said Turner land about Two Hundred Eighty (280) feet to a corner of the wall; thence

S 56°50' E by said stone wall by lands of Martin Quinn and others, Six Hundred Ninety-Seven feet to a fence and land of Joseph Finn; thence

S 15°38' E by said fence and by land of Flynn, Two Hundred One and 3/10 (201.3) feet to a corner; thence

N 76°11' E by the said fence by said land of Flynn, Twenty and 5/10 (20.5) feet to a corner; thence

S 4°27' W by land now or formerly of South Shore Land and Building Trust, One Thousand and Thirteen (1013) feet to land of the Scituate Country Club; thence

NORTHWESTERLY by the stone wall by said Country Club land about Nine Hundred Eighty-Eight (988) feet to the corner of the wall; and thence

NORTHWESTERLY again by said Country Club land in a straight line Two Hundred Seventy-Eight (278) feet to the point of beginning.

The above described premises are a portion of the premises devised to Albert B. Curtis by the Will of his father, Nehemiah Curtis, being a portion of the property inherited and devised to said Nehemiah Curtis by Bailey and Eliza Vinal and by them inherited from their father, Stephen Vinal, to whom the property was devised by his father, Issacher Vinal, and are hereby conveyed subject to such rights of way if any as may be now secured to E. Parker Welch or his assigns, heirs or devisees in accordance with the provisions of the deed given by Albert B. Curtis to E. Parker Welch dated August 16, 1900 recorded with Plymouth Deeds, Book 800, Page 576.

For my title see deed from Eugene Blanchard to me dated March 15, 1954, to be recorded herewith.

Consideration, unless than \$100

Witness my hand and seal this 15th day of March, 1954

June M. Hendrickson

The Commonwealth of Massachusetts

Plymouth, SS. Scituate, March 15th 1954

Then personally appeared the above named

June M. Hendrickson

and acknowledged the foregoing instrument to be her free act and deed, before me

E. Kenneth Hurwitch
E. Kenneth Hurwitch, Notary Public

My commission expires December 3rd, 1954

Rec'd Mar. 16, 1954 at 10:55 A.M. & recorded.

Know all men by these presents

that the South Shore Co-operative Bank, of Weymouth, Mass., the mortgagee named in certain mortgage given by Dale M. Chenoweth et ux

dated May 7 A. D. 19 52

Key: 5354

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 5.104

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING HWY SCITUATE, MA 02066				45-9-3-0				0 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE				08/13/2018	H	1 (16711)					
MALONE CHARLES				01/01/1952	XX	(16711)					
MALONE CHARLES				10/05/1951	A	16711-N/A					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	08/14/2018	6	CYCL GROWTH				0	0

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100 1.00	100 1.00	280,000	3.58	70 0.70	R02	1.00		229,850

TOTAL	10,000 SF	ZONING	FRNT	244	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	229,900	192,600
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	229,900	192,600		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	



Hatherly Rd

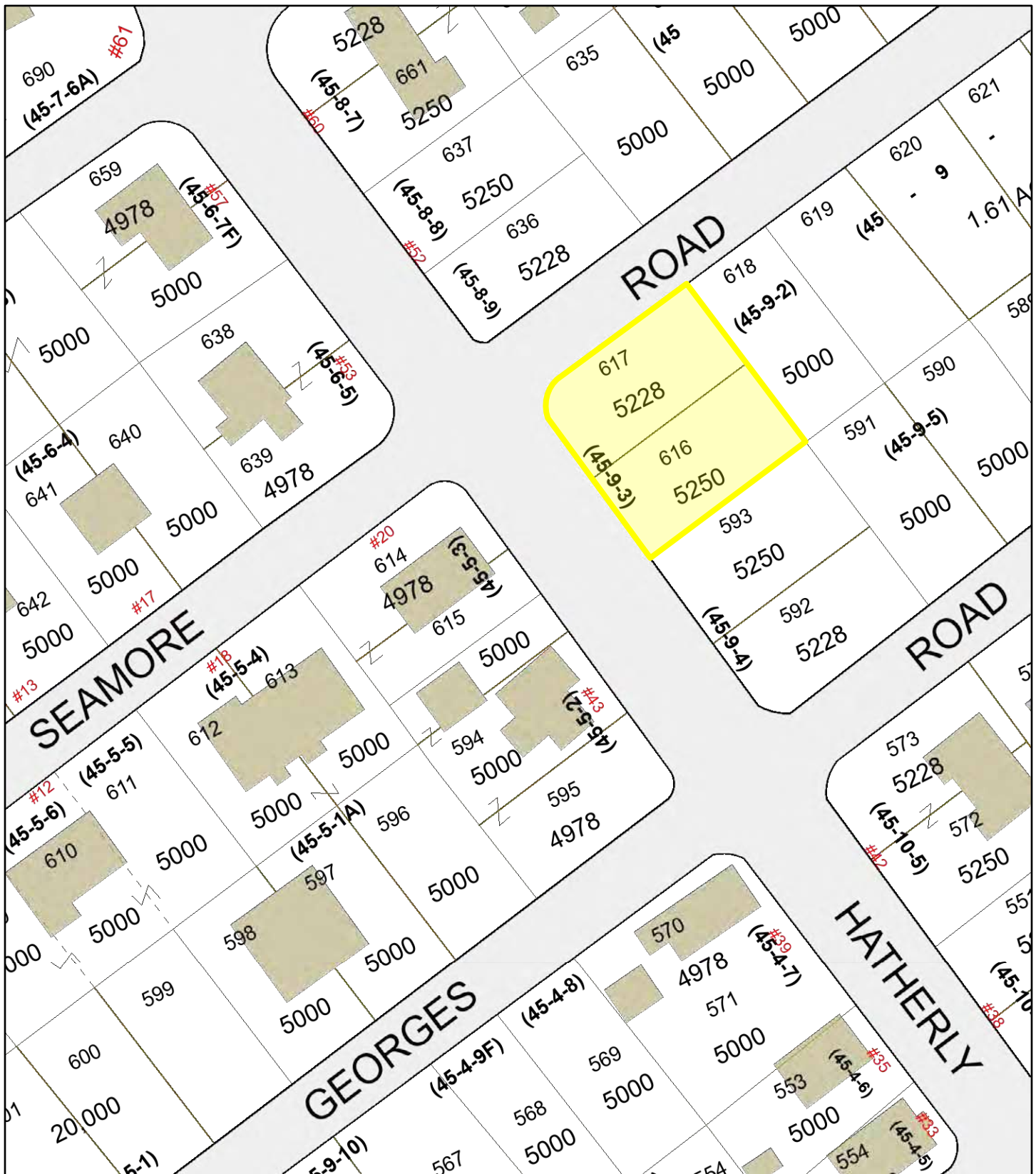
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Hatherly Rd

Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 15, 2023



	Wooded marsh		Tract Line		Public Road
	Contours		Common Line		Property Line
	Property Hook				

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

11 45

Case No.: 16 TL 001523



2018 00775159

Bk: 00083 Pg: 111 Cert: 16711
Doc: JGMT 08/13/2018 03:05 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Russ Malone, Rosalie Tashjian, Camille Pynton, Al Malone, John Malone, Joe Malone, Charles
Malone, Jr. ✕

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Registered	03/11/2016			743256	16711

Property Address: Hatherly Road, Scituate, MA
* Charles Malone

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: July 10, 2018

Key: 11566

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 8.751

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
TOWN OF SCITUATE 600 C J CUSHING HWY SCITUATE, MA 02066				44-1-13-C				210 FIRST PARISH RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				TOWN OF SCITUATE MATHEWS A T P & LYNCH & C				08/24/2016 06/28/1993	E QS	1 47361-160 11983-250			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100 1.00	100 1.00	380,000	1.00	100 1.00	R02 0.95			348,940
300	A	0.632	SC 1.00	100 1.00	100 1.00	18,050	1.00	100 1.00	R02 0.95			11,410

TOTAL	1.550 Acres	ZONING	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	360,400	332,800
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	360,400	332,800		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	



210 First Parish Rd

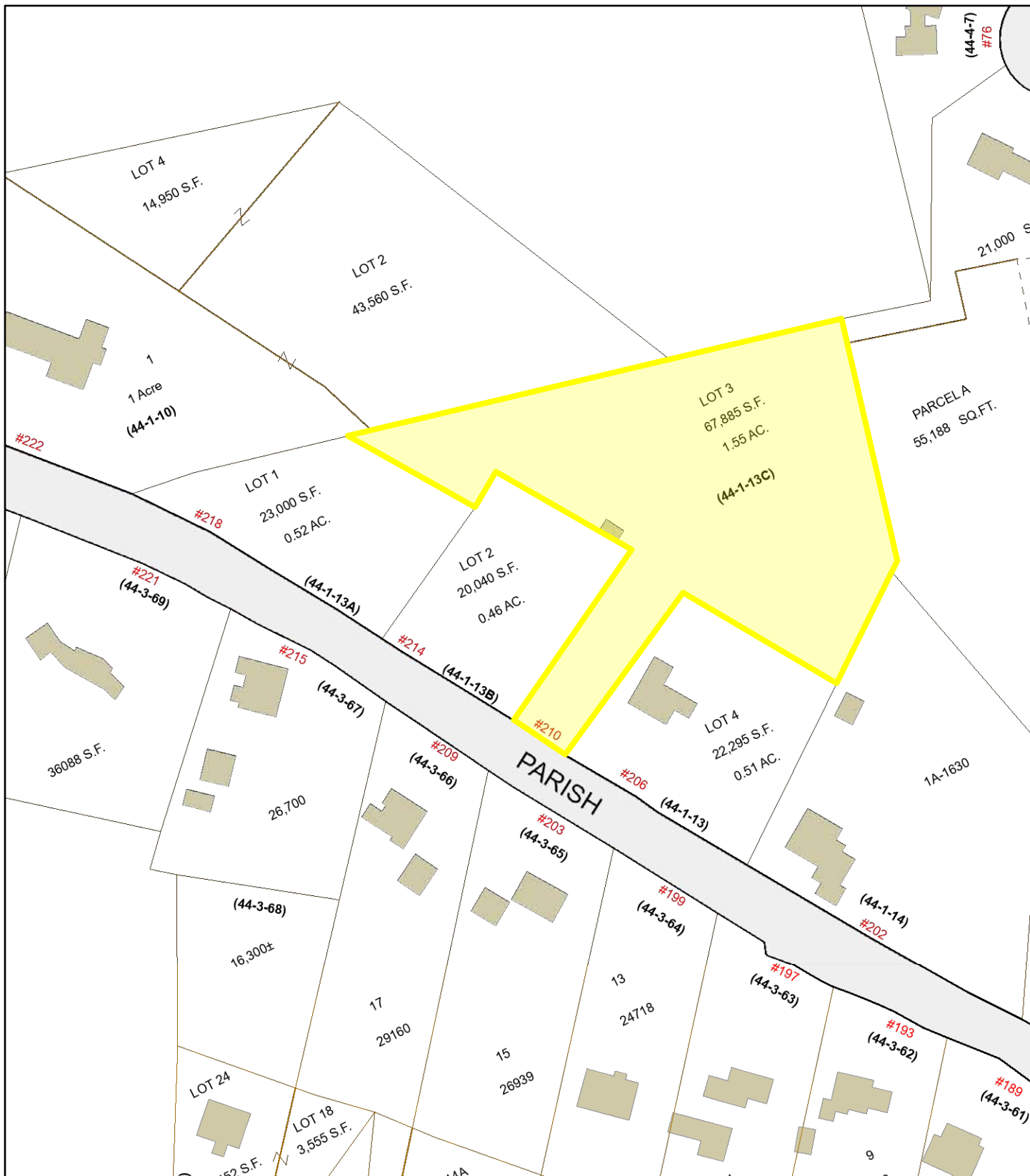
Scituate, MA

1 inch = 109 Feet



www.cai-tech.com

March 31, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



210 First Parish Rd

Scituate, MA

1 inch = 127 Feet



www.cai-tech.com

March 14, 2023



	Wooded marsh		Tract Line		Public Road
	Contours		Common Line		Property Line
	Property Hook				

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[SEAL]

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

Case No.: 10 TL 140151

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Peter L. Matthews, Gail Lynch, Teresa Matthews, Laura Coons

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	11/18/2005	31826	207		
Recorded	11/18/2005	31826	208		
Recorded	11/18/2005	31826	209		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: July 29, 2016



Bk: 47361 Pg: 160 Page: 1 of 1
Recorded: 08/24/2016 10:27 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Key: 11564

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 8.749

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
TOWN OF SCITUATE 600 C J CUSHING HWY SCITUATE, MA 02066				44-1-13-A				218 FIRST PARISH RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				TOWN OF SCITUATE MATTHEWS A T P & LYNCH G				08/24/2016 06/28/1993	E QS	1 47361-160 11983-250			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,000	SC 1.00	100 1.00	100 1.00	380,000	1.64	100 1.00	R02 0.95			329,920

TOTAL	23,000 SF	ZONING	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	329,900	299,600
Infl1	FACTOR 100				BUILDING	0	0
Infl2	PHY 100				DETACHED	0	0
				OTHER	0	0	
				TOTAL	329,900	299,600	

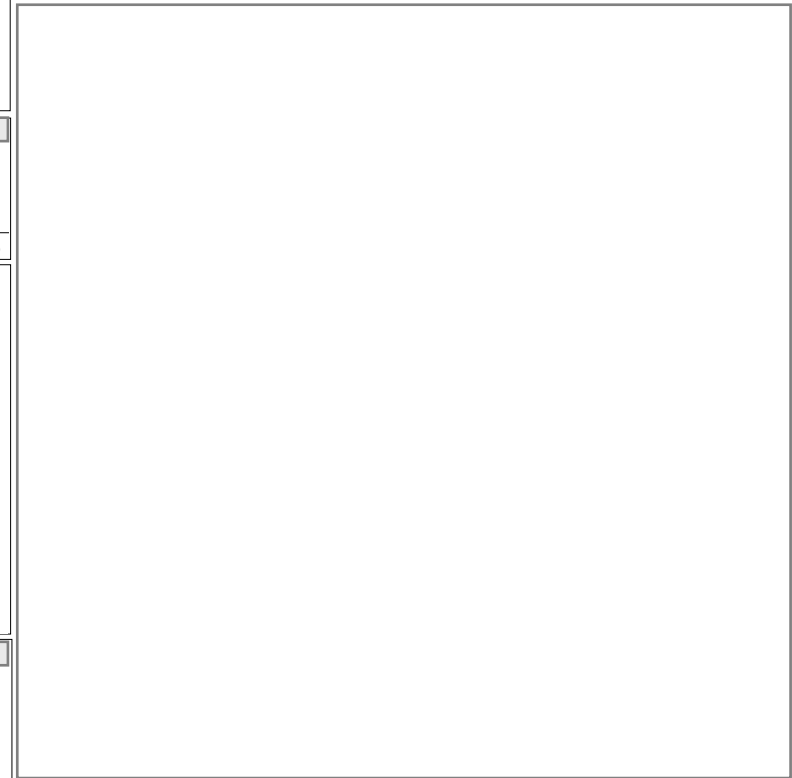
DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



CAPACITY	UNITS	ADJ

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		



218 First Parish Rd

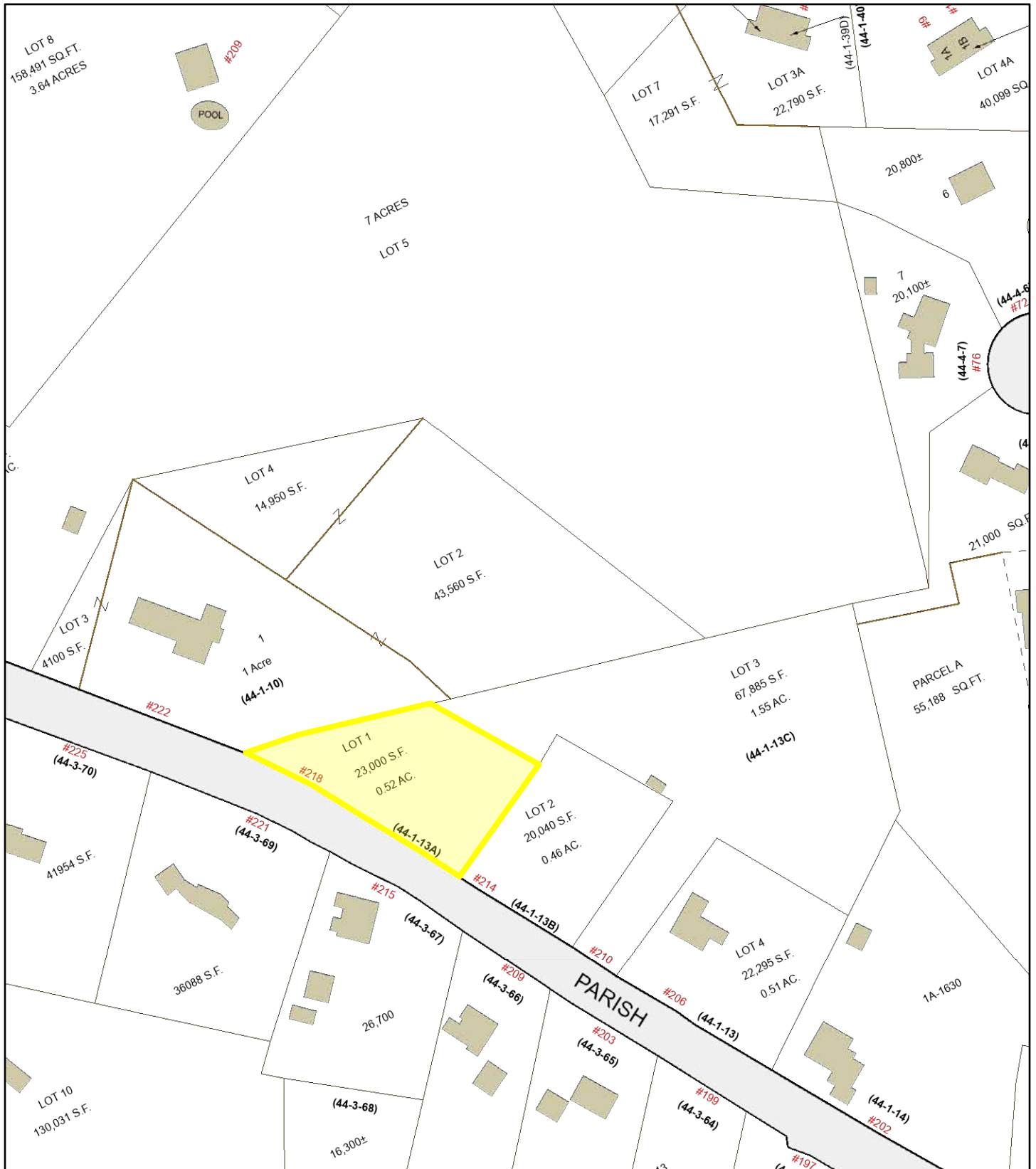
Scituate, MA

1 inch = 127 Feet



www.cai-tech.com

March 31, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



218 First Parish Rd

Scituate, MA

1 inch = 92 Feet



www.cai-tech.com

March 14, 2023



	Wooded marsh		Tract Line
	Contours		Property Line
	Property Hook		Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[SEAL]

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT**

Case No.: 10 TL 140151

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Peter L. Matthews, Gail Lynch, Teresa Matthews, Laura Coons

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	11/18/2005	31826	207		
Recorded	11/18/2005	31826	208		
Recorded	11/18/2005	31826	209		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: July 29, 2016



Bk: 47361 Pg: 160 Page: 1 of 1
Recorded: 08/24/2016 10:27 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds



NO. 10PL140151

T.L. 2010-00032244

Bk: 38460 Pg: 208 Page: 1 of 1

Recorded: 04/26/2010 03:14 PM

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

ATTEST: *John R. Buckley Jr.*
CLERK,
PLYMOUTH COUNTY REGISTER OF DEEDS

TO ALL WHOM IT MAY CONCERN:

Town of Scituate

hereby give notice that, on the 2nd day of March, 2010, it
filed in said Court a complaint against* Peter L. Matthews, Gail Lynch, Teresa Matthews and
Laura Coons

to foreclose a tax lien acquired under a certain tax deed (or deeds) from the Collector of Taxes for the ~~City~~
Town) of Scituate, in the County of Plymouth and
said Commonwealth, to me dated November 18, 2005, and recorded with Ply. County Reg. of Deeds
in Book 31825 Page 207, 208 & 209 said deed (or deeds) covers a certain parcel of land
situated in Scituate in the County of Plymouth and said

Commonwealth, which is described as follows:

- Parcel I - Property: Land and Building(s) containing 1.55 Acres (more or less)
Location: 210 First Parish Road
Assessors: Parcel number 44 1 13C
Registry: Deed Book-11983 Page-0250
Land Court:
- Parcel II - Property: Land and Building(s) containing 23,000 Sq.Ft. (more or less)
Location: 218 First Parish Road
Assessors: Parcel number 44 1 13A
Registry: Deed Book-11983 Page-0250
Land Court:
- Parcel III - Property: Land and Building(s) containing 20,040 Sq.Ft. (more or less)
Location: 214 First Parish Road
Assessors: Parcel number 44 1 13B
Registry: Deed Book-11983 Page-0250
Land Court:

TOWN OF SCITUATE

By *Jane Lepardo*
Jane Lepardo
Town Treasurer

Return to: The Land Court
226 Causeway St., 2nd Fl., Boston, MA 02114

*Name all respondents as in complaint.

I, Alice F. Matthews,

of Scituate Plymouth County, Massachusetts,

being unmarried, for consideration paid \$ One (1.00) Dollar

grant to Peter L. Matthews of 27 Ridge Road, Halifax, Massachusetts and Gail Lynch of 13 Seventh Avenue, Scituate, Massachusetts and Teresa Matthews of 20 Pleasant St., Scituate, MA and Laura Coons of 1 Ford Place, Scituate, MA with quitclaim covenants all as tenants in common subject to a life estate to Alice F. Matthews during her life.

the said XXX

(Description and encumbrances, if any)

A certain parcel of land, comprised of two adjoining parcels, situated on the northerly side of First Parish Road, formerly Central Street, Scituate, Plymouth County, Massachusetts, bounded and described as follows: Southerly by First Parish Road, five hundred eighty (580) feet, more or less; Easterly by land of Martha Lavoine, formerly of Job Otis, two hundred fifty-five (255) feet, more or less; Northeasterly by said land of Martha Lavoine, formerly of Job Otis, two hundred twenty-two (222) feet, more or less, and Northwesterly by land of Carl C. Chessia, formerly of Eliza Cole, one hundred forty (140) feet and by land of Bartley Curran, formerly of Mary Cole, four hundred twenty-three and 26/100 (423.26) feet, containing three (3) acres and 2,220 square feet of land, according to the Town of Scituate Assessor's Plan.

For my Title see Plymouth County Registry of Deeds, Book 1942, Page 321 and 322.

Property Address: 206 First Parish Rd. Scituate



Received & Recorded PLYMOUTH COUNTY REGISTRY OF DEEDS 28 JUN 1993 09:00AM JOHN D. RIORDAN REGISTER

Witness.....my.....hand and seal this.....21 day of.....JUNE.....1993

Alice F. Matthews

The Commonwealth of Massachusetts

PLYMOUTH.....ss.JUNE 21.....1993

Then personally appeared the above named..... Alice F. Matthews.....

and acknowledged the foregoing instrument to be.....her..... free act and deed, before me,

Notary Public - Justice of the Peace
Leonard Ullian
My Commission expires.....5-12.....1993.....2000

Mail!
Leonard Ullian + Associates
220 Forbes Rd Suite 106
Draintree Ma 02187

← END OF INSTRUMENT →

Key: 11565

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 8.750

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING HWY SCITUATE, MA 02066				44-1-13-B				214 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE				08/24/2016	E	1 47361-160					
MATTHEWS A T P & LYNCH G				06/28/1993	QS	11983-250					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,040	SC 1.00	100 1.00	100 1.00	380,000	1.87	100 1.00	R02 0.95			326,270

TOTAL	20,040 SF	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	326,300	294,900
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	326,300	294,900		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		



214 First Parish Rd

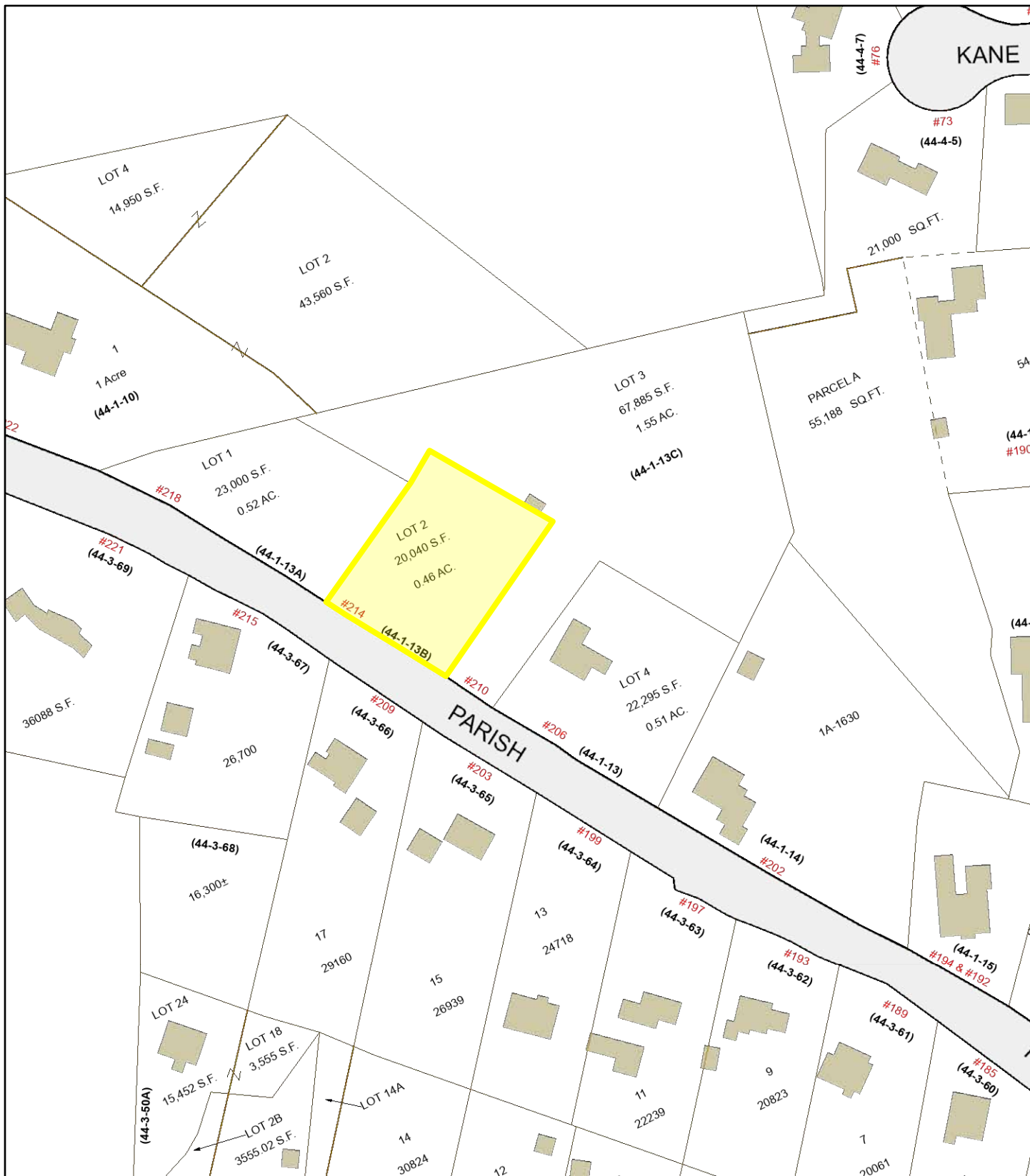
Scituate, MA

1 inch = 120 Feet



www.cai-tech.com

March 31, 2023



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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 10 TL 140151

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Peter L. Matthews, Gail Lynch, Teresa Matthews, Laura Coons

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	11/18/2005	31826	207		
Recorded	11/18/2005	31826	208		
Recorded	11/18/2005	31826	209		

By the Court: Deborah J. Patterson

Attest:

A TRUE COPY
ATTEST:

Deborah J. Patterson
RECORDER

Deborah J. Patterson
Recorder

Entered: July 29, 2016



Bk: 47361 Pg: 160 Page: 1 of 1
Recorded: 08/24/2016 10:27 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds



Stockbridge Rd Rear

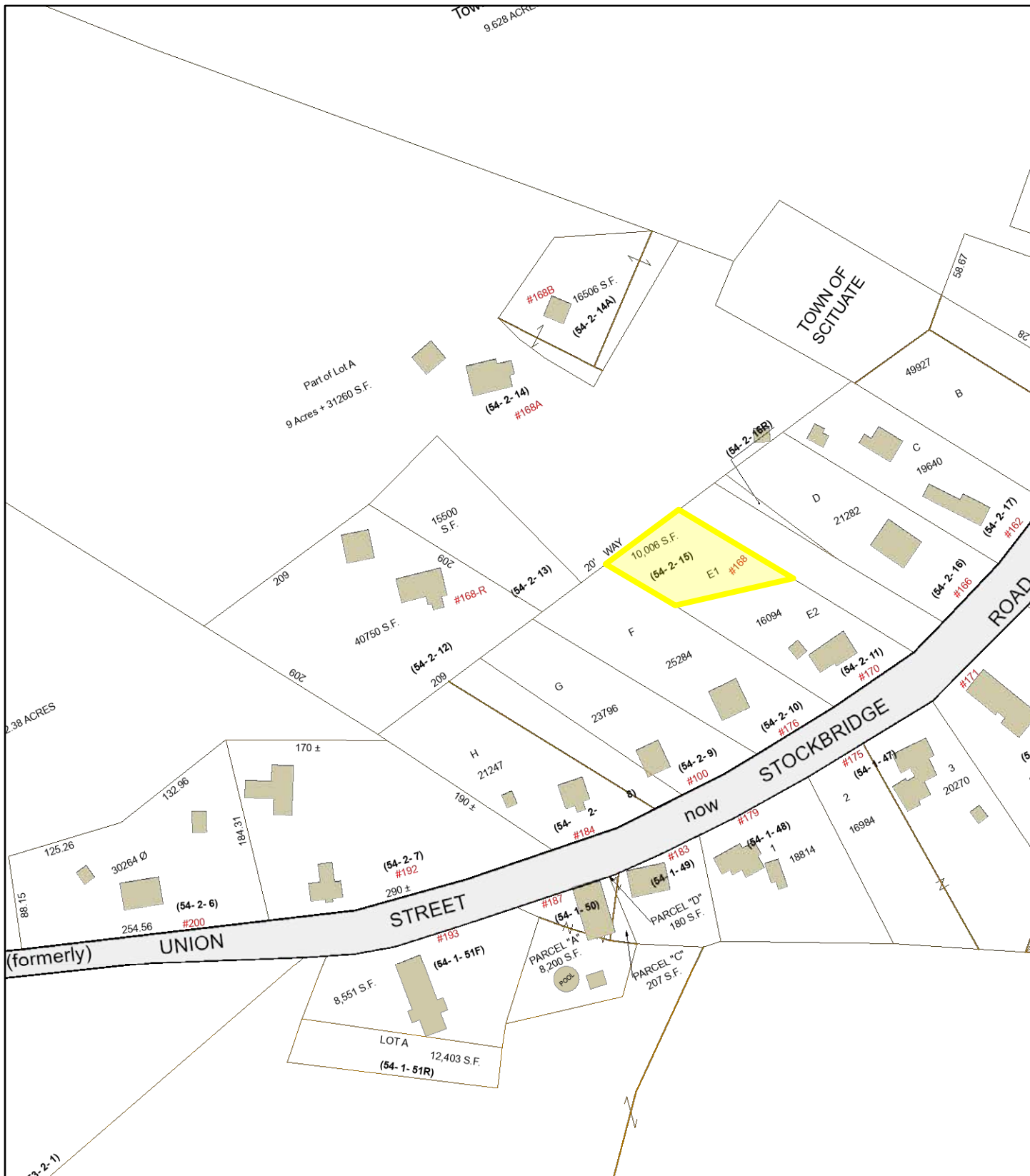
Scituate, MA

1 inch = 140 Feet



www.cai-tech.com

March 14, 2023



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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

15774
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
28 FEB 2008 09:13AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 35653 Pg 204

Case No.: 05 TL 131574

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Craig J. Dias

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	09/21/1984	5809	317		

By the Court: Deborah J. Patterson

Attest:

Deborah J. Patterson
Recorder

Entered: January 18, 2008

A TRUE COPY
ATTEST:

Deborah J. Patterson

RECORDER

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

I, MARY JONES,

of Scituate, Plymouth County, Massachusetts,
being unmarried, for consideration paid, grant to BERTHA M. PINA and JUSTINIANO PINA,
as husband and wife, tenants by the entirety, both

2562

361

of Scituate, Plymouth County, with quitclaim covenants
the land in Scituate, which parcel is the northerly part of Lot E on
(Description and encumbrances, if any)

Plan of Land on Stockbridge Road in Scituate, Mass. by Lewis W. Perkins, C. E., dated 5-18-27; which parcel is bounded and described as follows:

EASTERLY by a private way forty (40) feet wide on said plan for a distance of 137.0 feet; on the
NORTHERLY side by land of grantee for a distance of 101.25 feet; on the
WESTERLY side by Lot D on said plan for a distance of 75.0 feet; and on the
SOUTHERLY side by other land of grantor for a distance of 137.0 feet more or less.

Said parcel containing 10,006 square feet more or less.

For grantor's title see deed of S. Russell Walker, which transfer is recorded at Plymouth County Registry of Deeds Book 1869 Page 313 on July 24, 1944.

Witness my hand and seal this Twenty-first day of March 1957

Mary Jones

The Commonwealth of Massachusetts

Plymouth ss. March 21 1957

Then personally appeared the above named MARY JONES

and acknowledged the foregoing instrument to be her free act and deed, before me

Paul J. Sullivan

Notary Public
Paul J. Sullivan
My commission expires April 23, 1959.

Rec'd Apr. 15, 1957 at 9:40 A.M. & recorded.

Key: 5365

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 5.114

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE, TOWN OF 600 C J CUSHING HWY SCITUATE, MA 02066				45-11-17-0				0 BROOKLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCITUATE, TOWN OF				03/16/2006	E	(59369)					
HAYES JOHN III & BENT C F				12/16/1977	QS	(59369)					
HAYES JOHN III & HANNA SU				05/20/1976	L	73,000		(56351)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	OS 1.00	100 1.00	100 1.00	80,000	4.42	20 0.20	R03	1.00		64,920

TOTAL	8,000 SF	ZONING	FRNT	71	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	64,900	54,000
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		64,900	54,000	

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		



Brookland Rd - Parcels

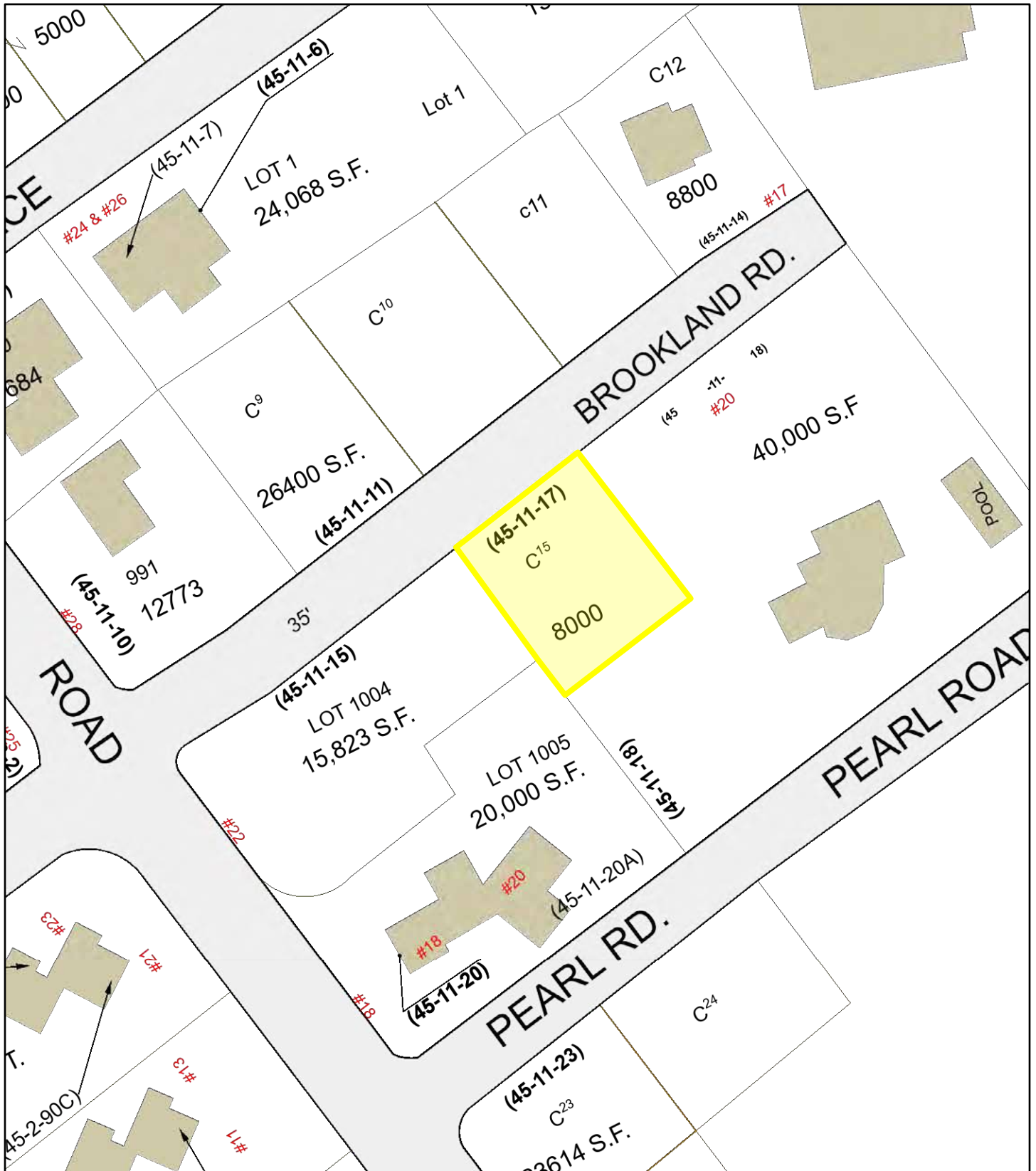
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Brookland Rd

Scituate, MA



March 14, 2023

1 inch = 115 Feet

www.cai-tech.com



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[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 02 TL 128829

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

John J. Hayes, III and C. Frederick Bent III, Trustees of The Beechwood Trust

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Registered	06/25/1992			336463	59369
Registered	06/25/1992			336464	59369
Registered	06/25/1992			336467	59369

By the Court: Deborah J Patterson

Attest:

Deborah J Patterson
Recorder

Entered: February 9, 2006

A TRUE COPY
ATTEST:

Deborah J. Patterson

RECORDER

From the office of: Coppola and Coppola, 40 South Street
Marblehead, MA 01945



8 Bramble Ave

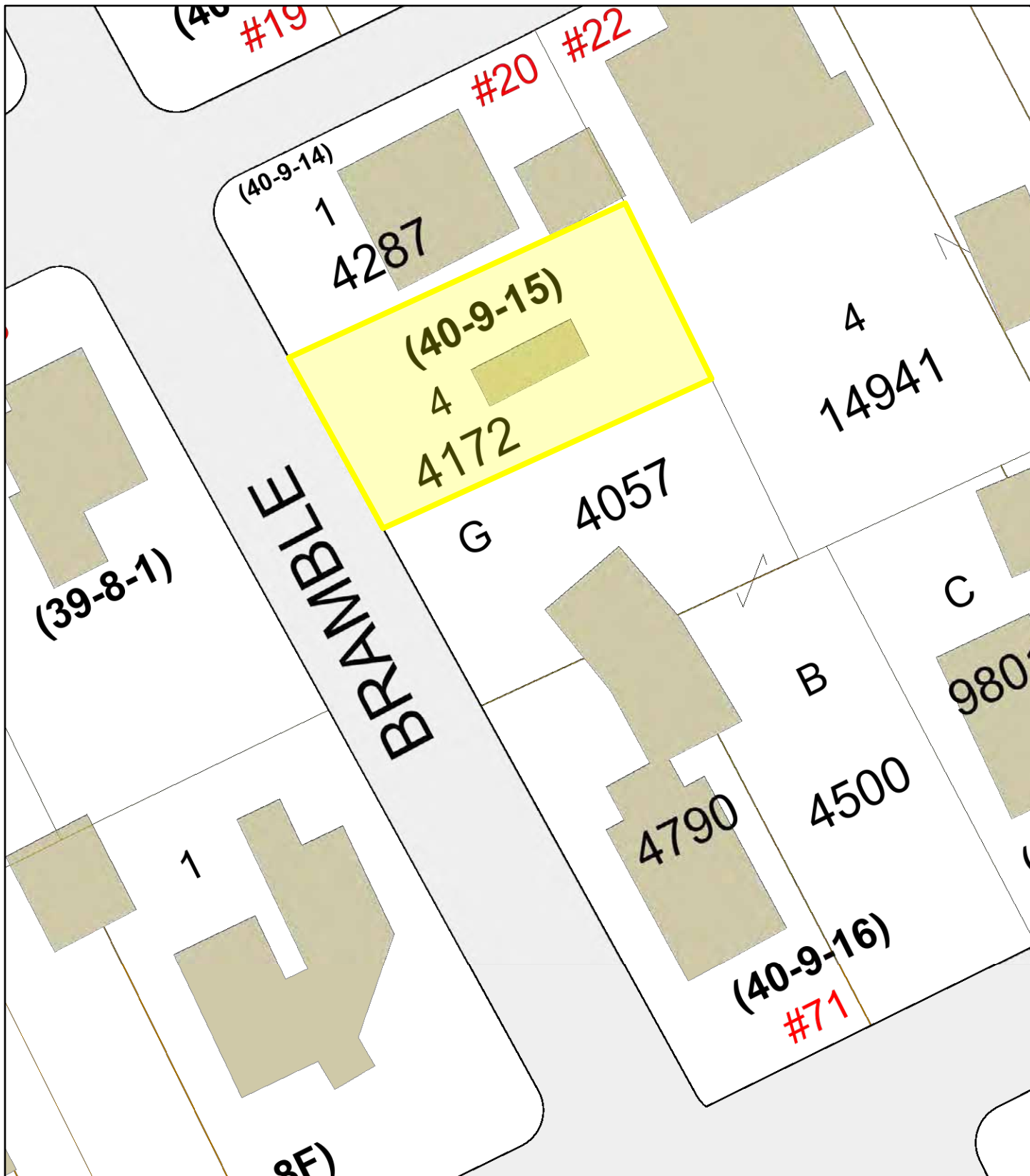
Scituate, MA

1 inch = 34 Feet



www.cai-tech.com

March 14, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

(SEAL)

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
08 MAR 2002 02:29PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 21683 Pg 350

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. T.L. 106224

FINAL JUDGMENT IN TAX LIEN CASE

TOWN OF SCITUATE
vs.
JOAN MARSHALL O'MARA

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed given by the Collector of Taxes for the TOWN OF SCITUATE in the County of Plymouth and said Commonwealth, dated June 24, 1993 and duly recorded in Book 12016, Page 157.

By the Court (Breuer, Dep. Rec.)

Attest:

Charles W. Trombly Jr.
Recorder

A TRUE COPY
ATTEST:

Charles W. Trombly, Jr.

RECORDER

Dated: December 28, 2001

mb

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

BOOK 7850 PAGE 282

LEONARD M. SALTER,
40 Old Colony Road, Chestnut Hill, Middlesex
County, Massachusetts,
for consideration paid, in the sum of \$8,800.00

County, Massachusetts,

JOAN OMARA, c/o F. L. Clifford III, 1399 Commonwealth
Ave., Boston (Allston) MA
Commonwealth of Massachusetts
of Boston, County of Suffolk,
with ~~her~~ ~~husband's~~ ~~sole~~ ~~separate~~ ~~property~~

WITH QUITCLAIM COVENANTS

X288888X

A certain parcel of land, with the buildings thereon, known as and
numbered 8 Bramble Avenue, situated in said Scituate, and being
Lot H on a Plan by Henry A. Litchfield dated July 14, 1925,
recorded with Plymouth County Registry of Deeds, Plan Book 4, Page
120, bounded and described as follows:

SOUTHWESTERLY by Bramble Avenue, fifty and 06/100 (50.06)
feet;
NORTHWESTERLY: by Lot I on said Plan, eighty-four and 60/100
(84.60) feet;
NORTHEASTERLY: by Lot J on said Plan, eighty-two and 30/100
(82.30) feet;

Said lot contains 4,172 square feet of land, according to said
plan.

This conveyance is subject to and with the benefit of rights,
restrictions and easements of record, if any there be, insofar as
now in force and applicable.

For title see deed of Leonard M. Salter dated March 4, 1982 and
recorded with Plymouth Registry of Deeds, Page 266, Book 5119.

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE

CANCELLED

JUL 10 '87 20.52
RR 11000

Witness my hand and seal this 29th day of July 1987

LEONARD M. SALTER

The Commonwealth of Massachusetts

Suffolk ss. June 29, 1987 19

Then personally appeared the above named Leonard M. Salter

and acknowledged the foregoing instrument to be his free act and deed,
before me

BERNARD P. ROME

Notary Public

My Commission expires March 31, 1989

REC'D JUL 10 1987 AT 9-00 AM AND RECORDED

Key: 2890

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 2.796

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING WAY SCITUATE, MA 02066				22-2-5-0				0 WOOD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE				10/06/2003	E	26738-318					
COTTER C & KILMAIN W TRS				09/07/1990	QS	100 9935-91					
COTTER CATHERINE K				01/10/1974	XX	1,700 3959-178					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,255	NS 1.00	100 1.00	100 1.00	72,000	8.08	20 0.20	R02	0.90		56,800

TOTAL	4,255 SF	ZONING	FRNT	169	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	56,800	51,200
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	56,800	51,200		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN		CONDITION ELEM	CD
EFF.YR/AGE			
COND			
FUNC			
ECON			
DEPR		% GD	
RCNLD			



Wood Ave - Parcels

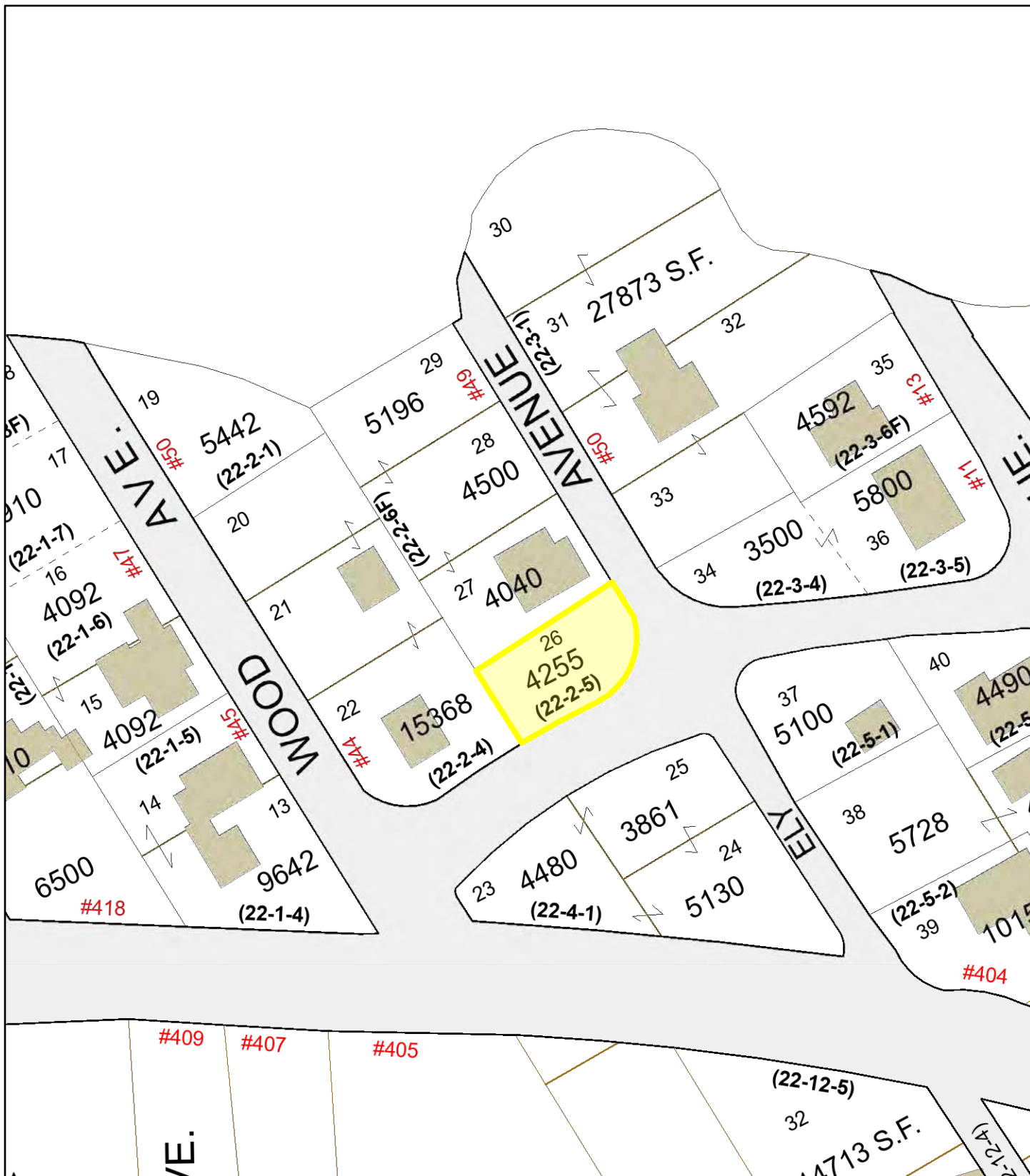
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Wood Ave DEP-FEMA

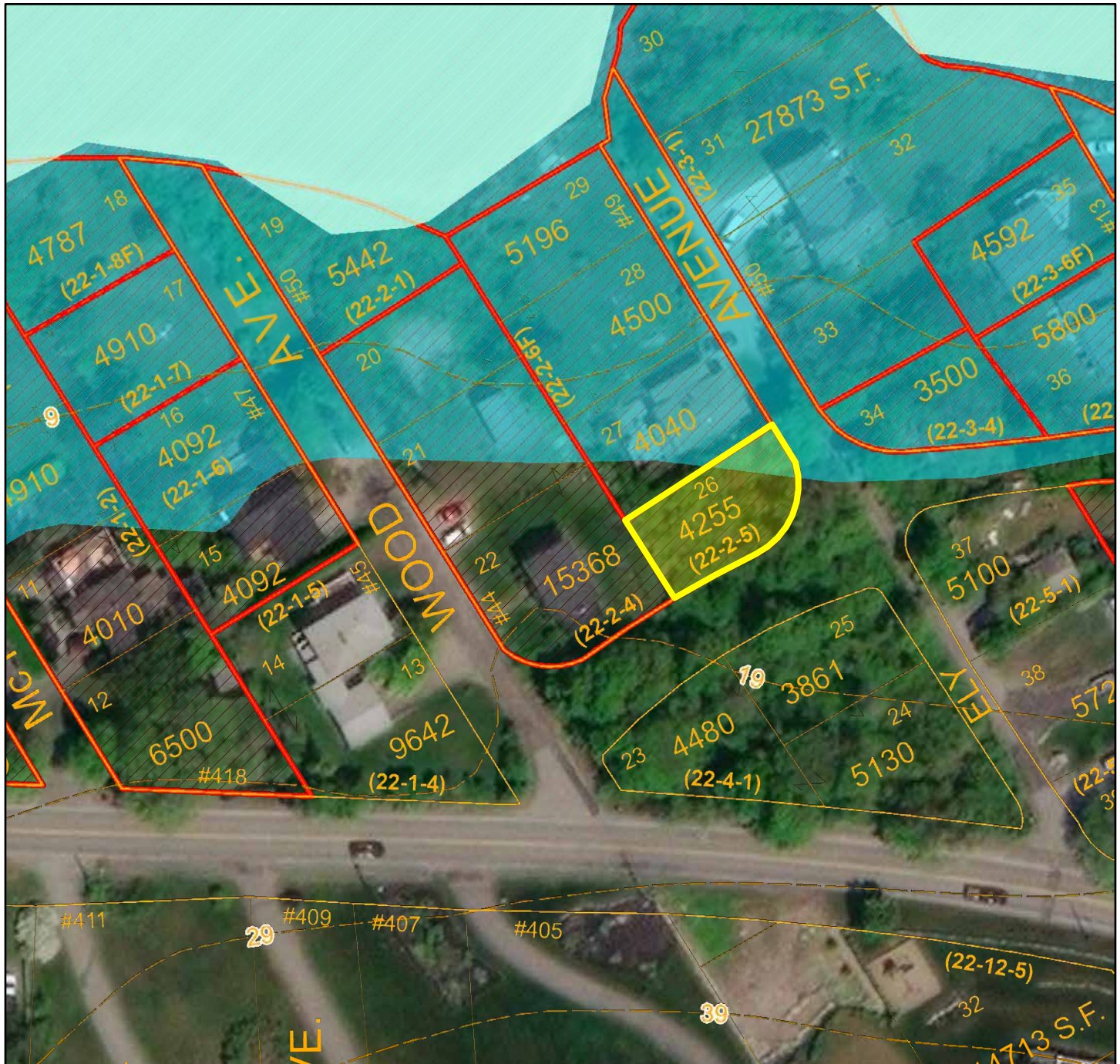
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 14, 2023



	AE: 1% Annual Chance of Flooding, with BFE		Tract Line
	Parcel Contains Special Flood Hazard Area		Common Line
	Open Water		Property Line
	Contours		Public Road
	Property Hook		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

217596
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
06 OCT 2003 03:26PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 26738 Pg 318

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. T.L. 128832

FINAL JUDGMENT IN TAX LIEN CASE

TOWN OF SCITUATE

vs.

CATHERINE K. COTTER; WILLIAM H. KILMAIN, Trustees of COTTER REALTY TRUST

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed given by the Collector of Taxes for the TOWN OF SCITUATE in the County of Plymouth and said Commonwealth, dated June 23, 1994 and duly recorded in Book 13079, Page Parcel I - 287; Parcel II - 288.

By the Court (Scheier, C. J.)

Attest:

Ann-Marie J. Breuer
Deputy Recorder

Dated: August 4, 2003

A TRUE COPY
ATTEST:


DEPUTY RECORDER

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

Mail

jn

Key: 2889

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 2.795

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING HWY SCITUATE, MA 02066				22-4-1-0				0 WOOD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE				10/06/2003	L	26738-318					
COTTER C K & KILMAIN W H				09/07/1990	XX	9935-91					
COTTER CATHERINE K				01/01/1975	XX	3959-178					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,471	NS 1.00	100 1.00	100 1.00	252,000	2.70	70 0.70	R02	0.90		210,480

TOTAL	13,471 SF	ZONING	FRNT	552	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	N O T E			LAND	210,500	198,100
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	210,500	198,100		

DETACHED

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

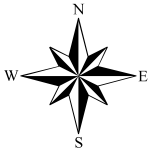
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		

CAPACITY	UNITS	ADJ



Wood Ave - Parcels

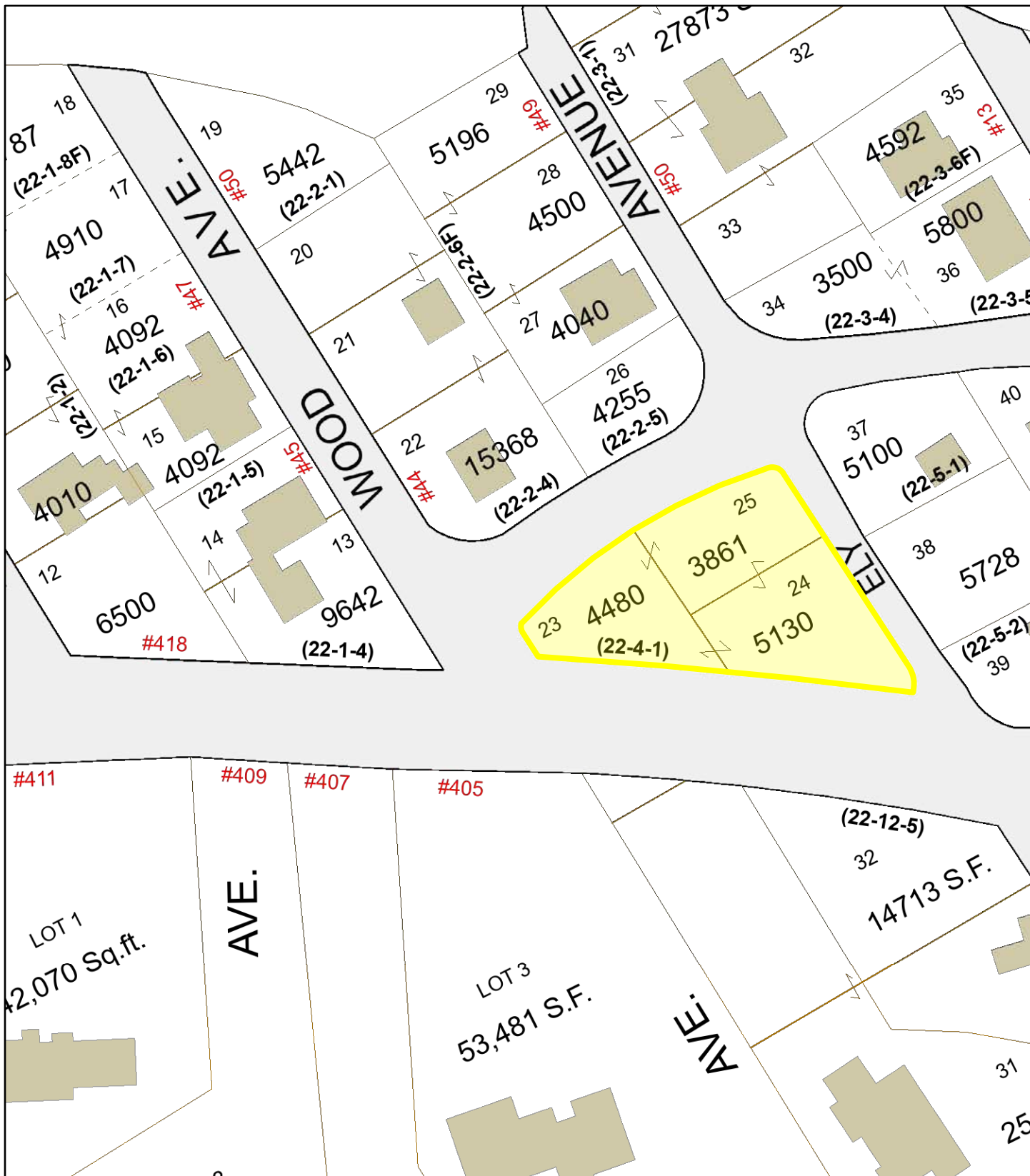
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 13, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Wood Ave DEP-FEMA

Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 14, 2023



	AE: 1% Annual Chance of Flooding, with BFE		Tract Line
	Parcel Contains Special Flood Hazard Area		Common Line
	Open Water		Property Line
	Contours		Public Road
	Property Hook		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

217596
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
06 OCT 2003 03:26PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 2673B Pg 318

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. T.L. 128832

FINAL JUDGMENT IN TAX LIEN CASE

TOWN OF SCITUATE

vs.

CATHERINE K. COTTER; WILLIAM H. KILMAIN, Trustees of COTTER REALTY TRUST

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed given by the Collector of Taxes for the TOWN OF SCITUATE in the County of Plymouth and said Commonwealth, dated June 23, 1994 and duly recorded in Book 13079, Page Parcel I - 287; Parcel II - 288.

By the Court (Scheier, C. J.)

Attest:

Ann-Marie J. Breuer
Deputy Recorder

Dated: August 4, 2003

A TRUE COPY
ATTEST:


DEPUTY RECORDER

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

Mail

jn

Key: 2887

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 2.793

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE TOWN OF 600 C J CUSHING HWY SCITUATE, MA 02066				22-2-1-0				50 WOOD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCITUATE TOWN OF				08/04/2003	QS	26060-344					
LECOQ PATRICIA				01/01/1976	XX	4052-648					
MURPHY JOSEPH M				01/01/1971	XX	3592-656					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	NgH	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,442	NS 1.00	100	1.00	144,000	6.38	30	0.30	PF1	1.20	114,790

TOTAL	5,442 SF	ZONING	FRNT	97	ASSESSED	CURRENT	PREVIOUS
NgH	NO. SCITUATE	N O T E			LAND	114,800	94,000
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	114,800	94,000		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		

CAPACITY	UNITS	ADJ



50 Wood Ave

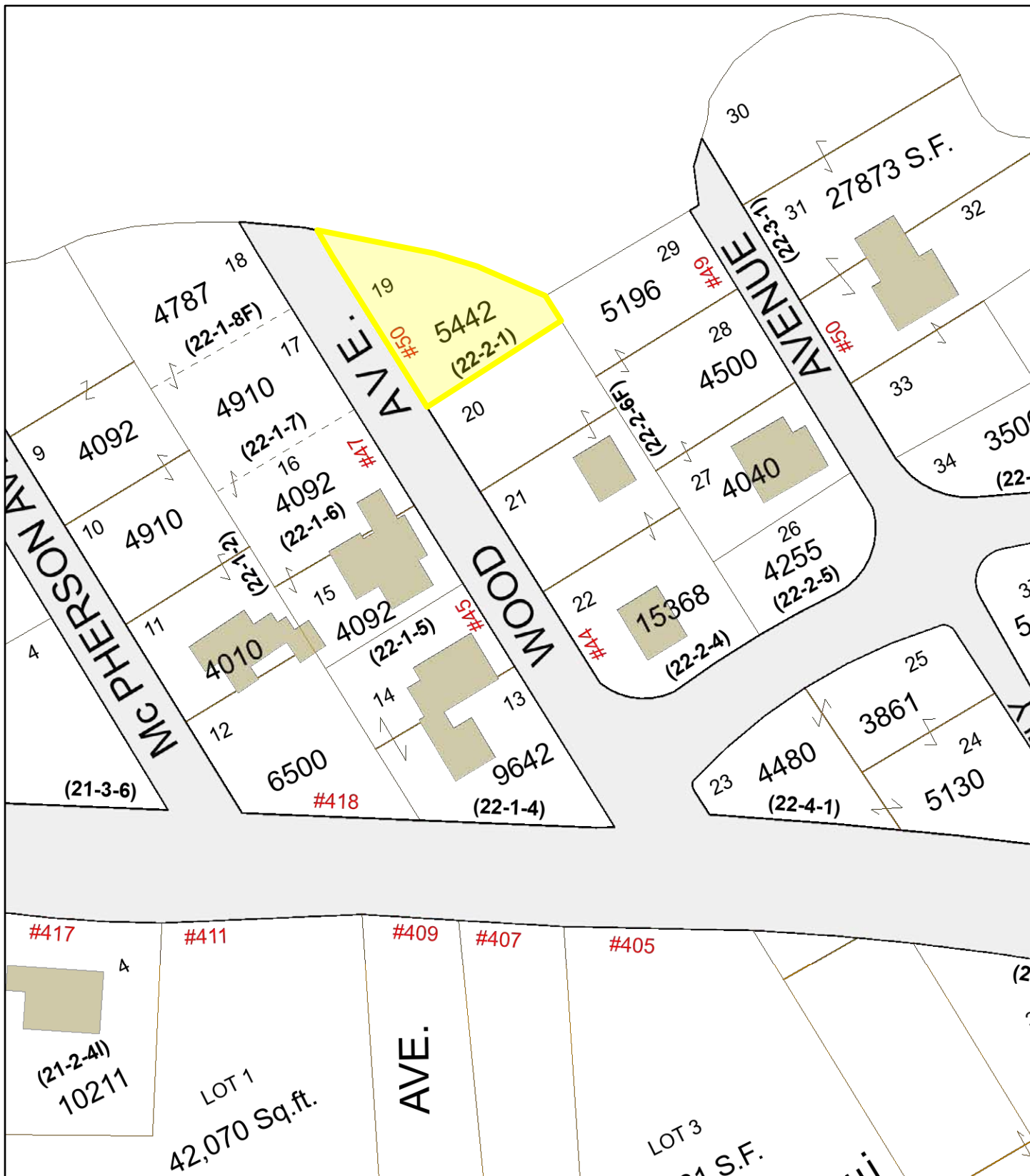
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 31, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



50 Wood Ave DEP

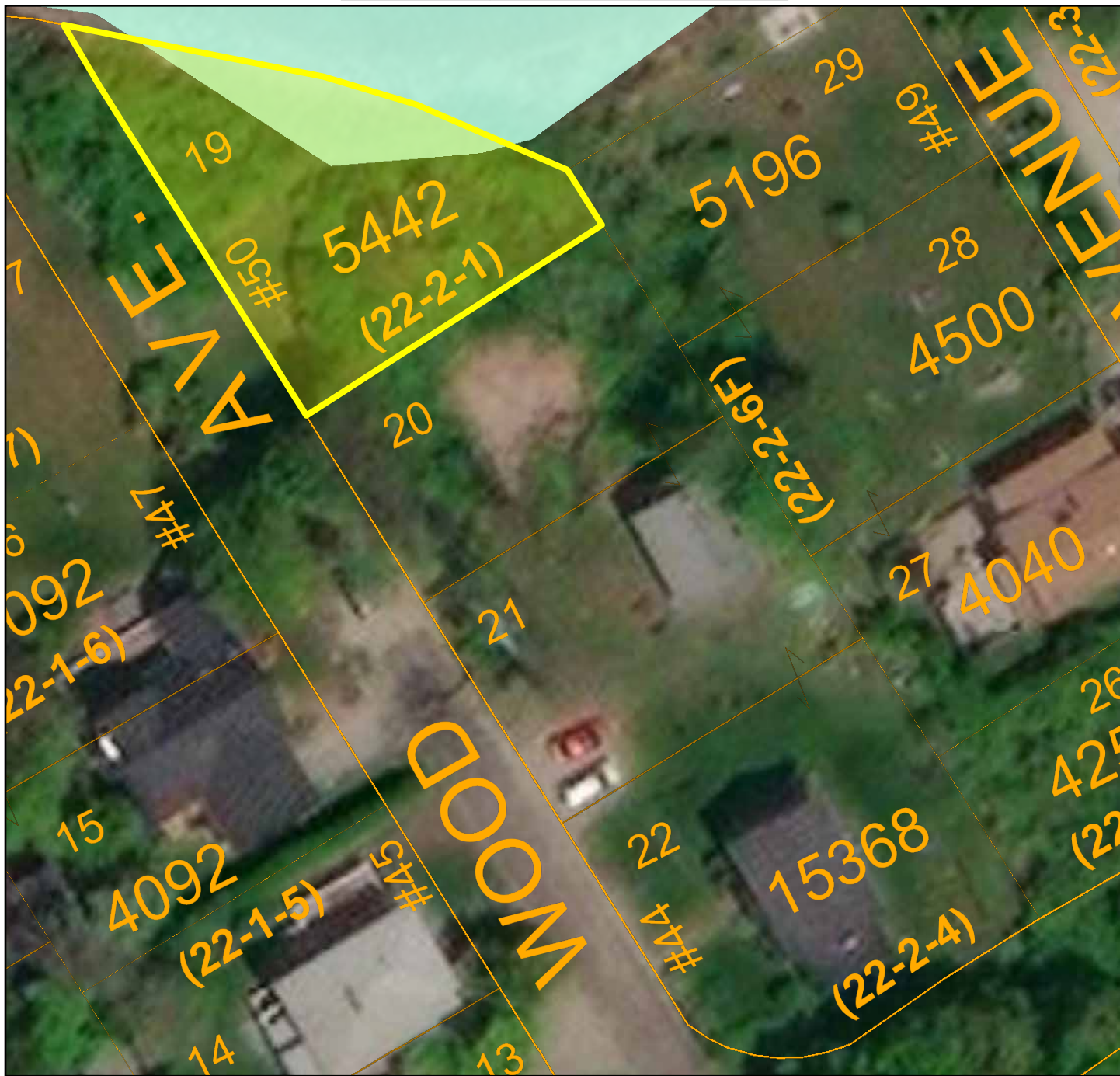
Scituate, MA

1 inch = 34 Feet



www.cai-tech.com

March 31, 2023



	Open Water		Tract Line		Property Line
	Property Hook		Common Line		Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
04 AUG 2003 03:46PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 26060 Pg 344

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. T.L. 128833

FINAL JUDGMENT IN TAX LIEN CASE

TOWN OF SCITUATE
vs.
PATRICIA T. LECOQ

JUDGMENT

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the deed given by the Collector of Taxes for the TOWN OF SCITUATE in the County of Plymouth and said Commonwealth, dated June 23, 1994 and duly recorded in Book 13079, Page 278.

By the Court (Breuer, Dep. Rec.)

Attest:

Ann-Marie J. Breuer
Deputy Recorder

Dated: May 15, 2003

jn

A TRUE COPY

ATTEST:

Ann Marie J. Breuer
DEPUTY RECORDER

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

mail 1

REC-4052 MAX 648

I, Joseph W. Murphy

of Cambridge, Middlesex County, Massachusetts,

being memorialized, for consideration paid, and in full consideration of Two Thousand dollars

grants Patricia T. Looq -----

of 381 Centre Street, Milton, Mass. with quitclaim covenants

shelved in Scituate, Plymouth, Massachusetts, being known as and numbered 50 Wood Avenue, and being Lot 19 on "Plan A, Mann Mill Beach, Scituate, (Description and enclosures, if any)

Mass., dated May 1924, Alfred Millhouse, C.E." recorded with Plymouth Registry of Deeds, said lot being bounded and described as follows:

WESTERLY: by Wood Avenue, one hundred and two and 00/100 (102.00) feet;

SOUTHERLY: by Lot 20, eighty-one and 83/100 (81.83) feet;

EASTERLY: by Lot 29, thirty-one and 00/100 (31.00) feet; and

NORTHERLY: by Musquashicut Pond, one hundred five and 00/100 (105.00) feet

Said lot contains 5,442 square feet of land, more or less, according to said plan.

For title see deed dated March 31, 1972, recorded with said Deeds in Book 3768, Page 533.

COMMONWEALTH OF MASSACHUSETTS
DEEDS & EXCISE

RECORDED
MAR 13 1975
0456

Witness my hand and seal this 6th day of March 1975

Joseph W. Murphy

The Commonwealth of Massachusetts

Middlesex

March 6,

19 75

Then personally appeared the above named
and acknowledged the foregoing instrument to be

Joseph W. Murphy
his free and lawful agent, before me

Thomas F. Ryan
Thomas F. Ryan
My commission expires 11/11/78



REC'D MAR 13 1975 AT 11-40 AM AND RECORDED

Key: 5070

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 4.824

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING WAY SCITUATE, MA 02066				33-6-12-0				0 DREAMWOLD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOWN OF SCITUATE				11/10/2005	E		31702-344				
MASELLI EDWARD J & MARY				01/01/1983	QS		5309-439				
MASELLI MICHAEL J AND ANN				01/01/1963	XX		2925-80				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,190	SC 1.00	100 1.00	100 1.00	38,000	1.57	10 0.10	R04	0.95		33,130

TOTAL	24,190 SF	ZONING	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	33,100	30,100
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	33,100	30,100		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT		SIZE ADJ		ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA		DETAIL ADJ													
\$NLA(RCN)		OVERALL													
CAPACITY		UNITS	ADJ												

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	



Dreamwold Rd

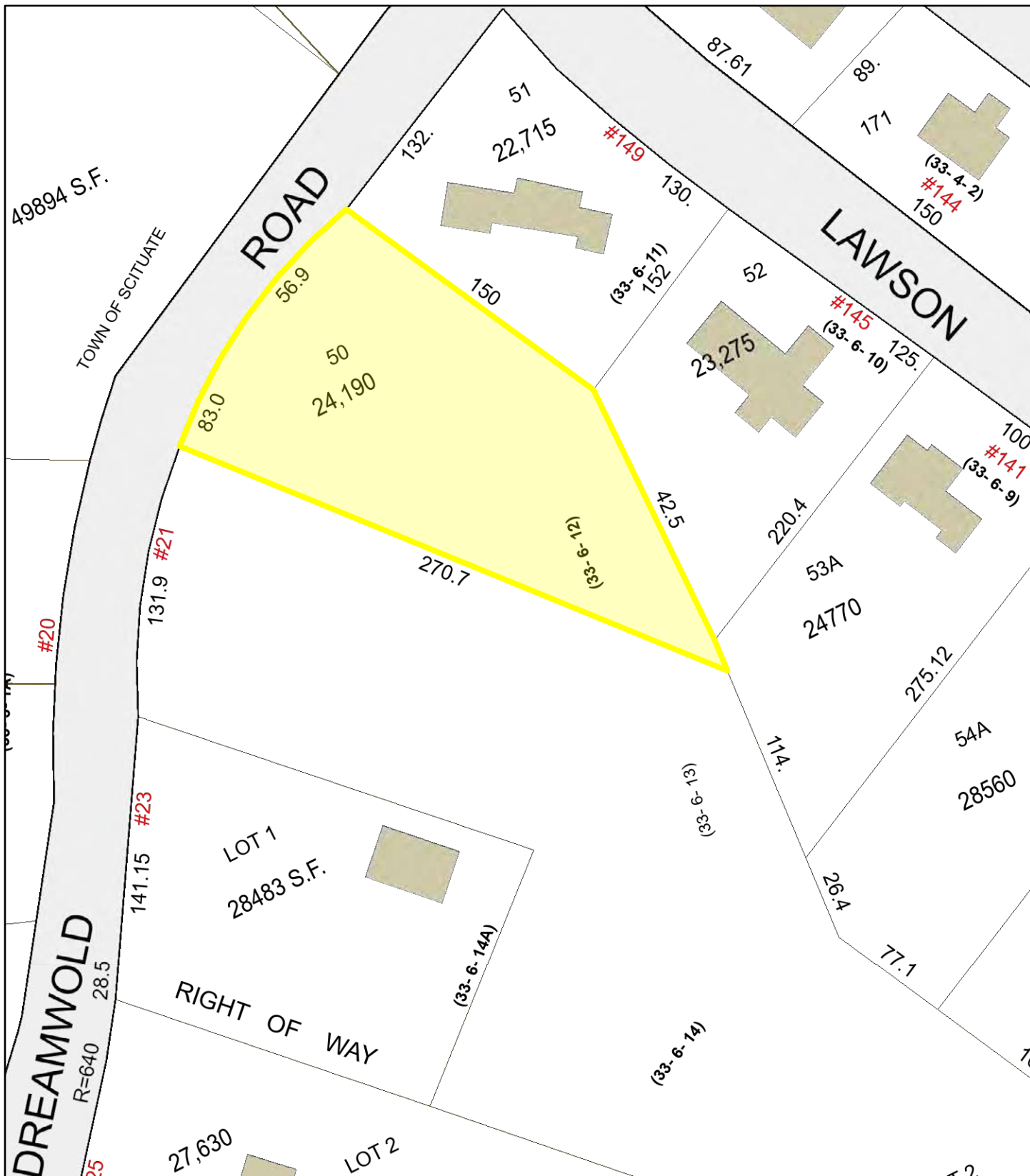
Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 14, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

[SEAL]

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

140973
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
10 NOV 2005 09:00AM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 31702 Pg 344

Case No.: 05 TL 131575

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Edward J. Maselli, Mary A. Maselli

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Instrument Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	06/19/1998	16430	26		

By the Court: Ann-Marie J Breuer

Attest:

Deborah J Patterson
Recorder

Entered: October 12, 2005

A TRUE COPY
ATTEST:

Deborah J. Patterson

RECORDER

Return to: Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

We, MICHAEL J. MASELLI and ANNE MASELLI husband and wife as tenants by the entirety, both of Stoneham, Middlesex County, Massachusetts, nominal ~~being conveyed, for consideration paid~~ ~~and in fact consideration of~~

grants to EDWARD J. MASELLI and MARY A. MASELLI husband and wife as * tenants by the entirety, both of 32 Juniper St., Newington, Connecticut, 06111 with quitclaim covenants the land in Scituate, Plymouth County, Massachusetts, bounded and described as follows:

[Description and encumbrances, if any]

Being Lot 50, Dreamwold Road, as shown on a plan of Dreamwold Village recorded with Plymouth County Registry of Deeds, Plan Book 6, Plan 702, and supposed to contain 24,190 square feet.

Meaning and intending hereby to convey the same premises conveyed to these grantors by deed of Thomas J. McHale dated April 2, 1962, and recorded with Plymouth County Registry of Deeds, Book 2925, Page 80.

Lot 50, Dreamwold Rd., Scituate, MA

Witness our hands and seals this 8 day of March 1983.

Anne Maselli
Michael J. Maselli

The Commonwealth of Massachusetts

Middlesex ss. March 8 19 83

Then personally appeared the above named Michael J. Maselli and acknowledged the foregoing instrument to be his free act and deed before me

JAMES A. McAVOY, Jr. Notary Public - Justice of the Peace

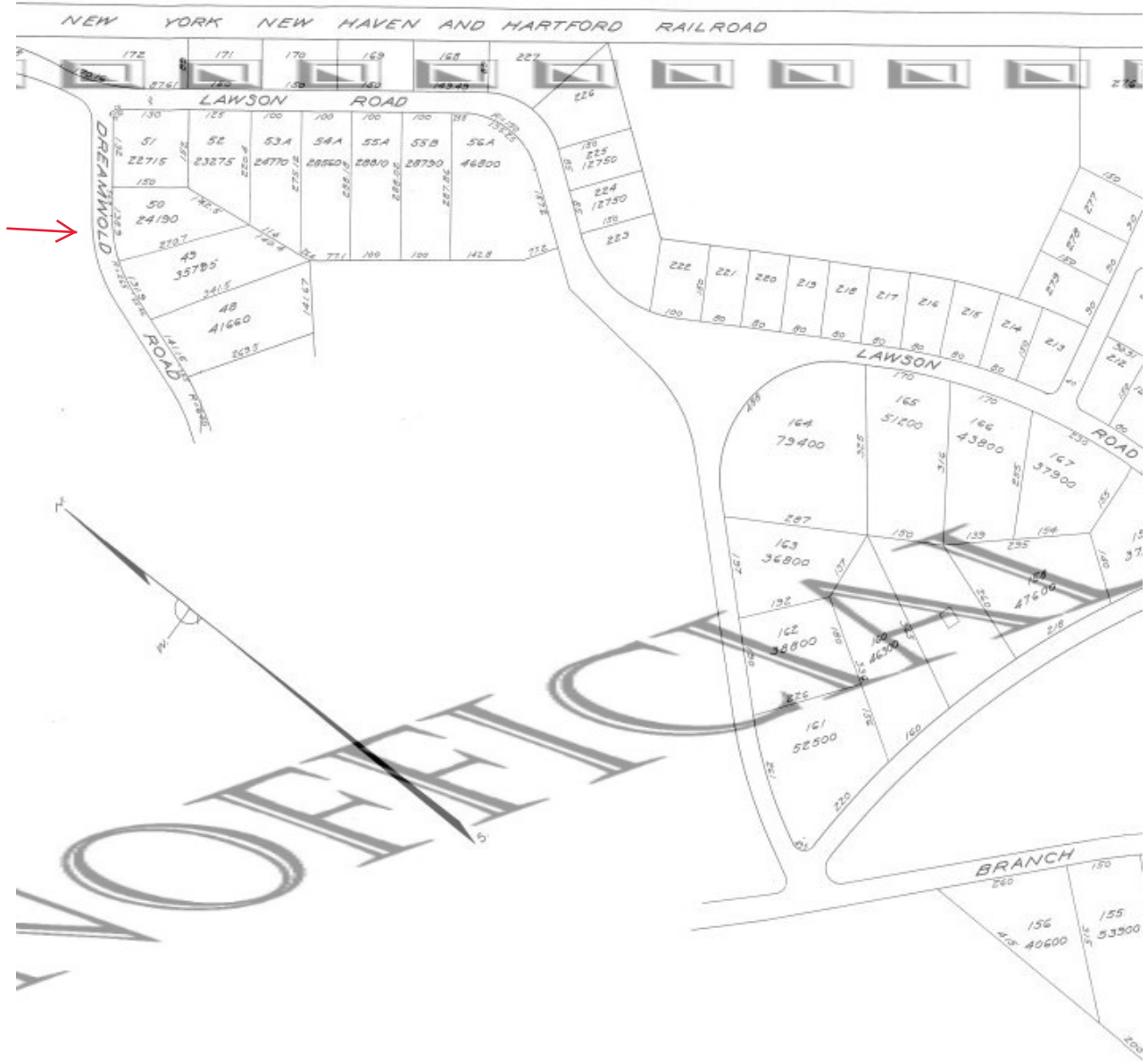
My commission expires May 7, 1987

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration thereof, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or retained thereon. All such conveyances and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

REC'D MAR 10 1983 AT 2-46 PM AND RECORDED



COMPILED PLAN SHOWING LOTS
IN
DREAMWOLD VILLAGE
SCITUATE, MASS.

Belonging to James H. Kimball Inc., Hingham, Mass.
MAY 26, 1944.
Scale: 100 feet to an inch. Lewis W. Perkins, Engr.
Hingham, Mass.

Key: 7505

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 7.187

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 0 REVERE ST SCITUATE, MA 02066				72-4-19-0				0 REVERE ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE CASEY EDWARD & CONSTANCE BRYANT LIZZIE H				05/09/2005 01/01/1968	L QS XX			30490-311 3374-495 N/A-N/A			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,500 HUM	1.00	100	1.00	100	1.00	448,000	4.70	70	0.70 WF7	1.60	362,390

TOTAL	7,500 SF	ZONING	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E			LAND	362,400	300,500
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	362,400	300,500		

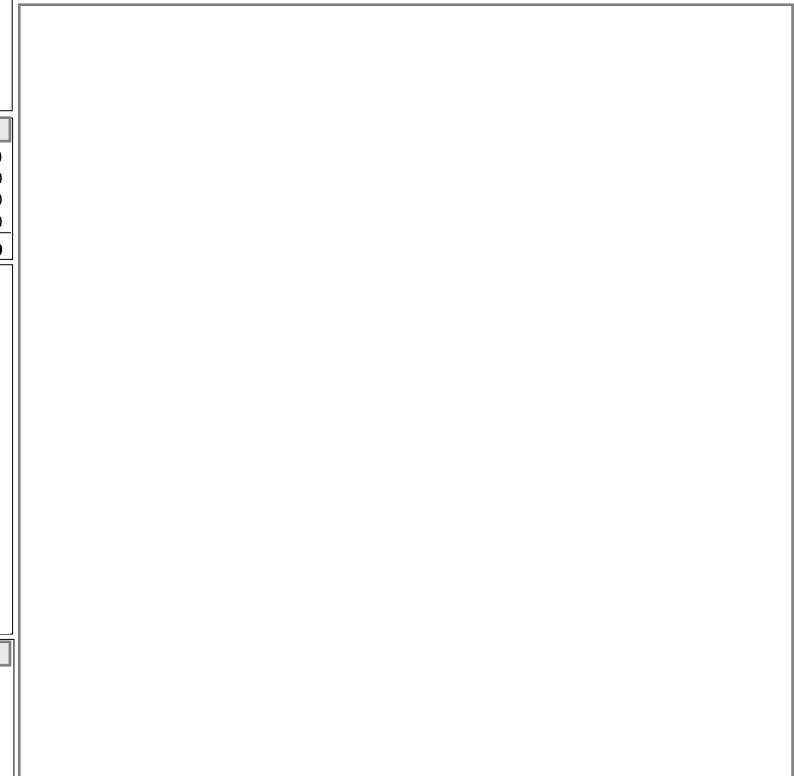
DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



CAPACITY	UNITS	ADJ

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE	COND	FUNC
	ECON	DEPR
		% GD
RCNLD		



Revere St

Scituate, MA

1 inch = 64 Feet



March 14, 2023

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
09 MAY 2005 12:58PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 30490 Pg 311

Case No.: 02 TL 128830

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Edward S. Casey, Constance F. Casey

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Instrument Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Recorded	06/18/1999	17700	136		

By the Court: Ann-Marie J Breuer

Attest:

Deborah J Patterson
Recorder

Entered: April 12, 2005

A TRUE COPY
ATTEST:

Deborah J. Patterson

RECORDER

Return to:
Coppola and Coppola, 40 South St.,
Marblehead, MA 01945

We, Nellie J. Bryant and Flora A. Bryant, both being unmarried, and both of Worcester, Worcester County, Massachusetts,

for consideration paid, grant to Edward S. Casey and Constance P. Casey, husband and wife, as tenants by the entirety, both

of South Braintree, Norfolk County, Massachusetts, with quitclaim covenants the land in

[Description and encumbrances, if any]

Parcel 1

A tract or parcel of land in Scituate, County of Plymouth, Commonwealth of Massachusetts, and being Lot No. 20 as shown on Section 3 on plan belonging to Fourth Cliff Land Company, Inc., surveyed by J. A. Woodleigh, Surveyor, dated July 25, 1882, said lot being 50 feet and 150 feet deep according to said plan and a part of said premises conveyed by Rebecca T. Fare to H. A. Aldrich dated June 6, 1890, and recorded with Plymouth County Registry of Deeds in Book 490, page 225.

Parcel 2

A certain lot of land with the buildings thereon in the Town of Scituate, said County of Plymouth and being Lot No. 71 on supplementary plan southern section to section number 3 as per plan of Fourth Cliff Land Company now owned by Humarock and North River Land Association surveyed by H. G. Ford, August 1898, bounded as follows:

- NORTHERLY by Revere Street, the measurement fifty (50) feet;
- EASTERLY by Lots 20, 21 and 22, the measurement one hundred fifty (150) feet;
- SOUTHERLY by Lot 72, the measurement fifty (50) feet; and
- WESTERLY by Lot 73, the measurement one hundred fifty (150) feet.

Containing 7500 square feet of land.

For grantors' title see deed of William Garbutt recorded with Plymouth County Registry of Deeds, Book 673, page 207, dated July 3, 1894; deed of Albert Crowell et als recorded with Plymouth County Registry of Deeds, Book 796, page 321, dated November 14, 1899; Estate of Lizzie H. Bryant, Worcester Probate No. 115671; Estate of Fannie E. Bryant, Worcester Probate No. 229165.

Witness our hands and seals this 22nd day of June 1967

The consideration for this deed is such that no federal or state documentary stamps are required.

Nellie J. Bryant
Flora A. Bryant

The Commonwealth of Massachusetts

Worcester ss.

June 22 1967

Then personally appeared the above named Nellie J. Bryant and Flora A. Bryant and acknowledged the foregoing instrument to be their free act and deed, before me

Jack Elm Tracy, Notary Public - Justice of the Peace
My Commission Expires November 14, 1968

REC'D JUN 27 1967 AT 11-20 AM AND RECORDED

(*Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

Key: 5355

Town of SCITUATE - Fiscal Year 2023

10/20/2022 6:03 pm SEQ #: 5.105

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TOWN OF SCITUATE 600 C J CUSHING WAY SCITUATE, MA 02066				45-9-4-0				0 HATHERLY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TOWN OF SCITUATE				03/30/2006	E	(59770)					
MALONE ADELE & COLLINS JO				04/10/1978	QS	(59770)					
MALONE CHARLES				01/01/1952	XX	(C00016710)					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9300	100	VAC.SELECT/CITY CNCL					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,478	OS 1.00	100 1.00	100 1.00	280,000	3.42	70 0.70	R02	1.00		230,440

TOTAL	10,478 SF	ZONING	FRNT	227	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	230,400	193,400
Infl1	FACTOR 100		BUILDING	0	0		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	230,400	193,400		

DETACHED

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

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT		SIZE ADJ		ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
NET AREA		DETAIL ADJ														CONDITION ELEM
\$NLA(RCN)		OVERALL														CD
CAPACITY		UNITS	ADJ													

EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	



0 Hatherly Rd 45-9-4

Scituate, MA

1 inch = 69 Feet



www.cai-tech.com

March 31, 2023



	Property Hook
	Tract Line
	Common Line
	Property Line
	Public Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



0 Hatherly Rd 45-9-4

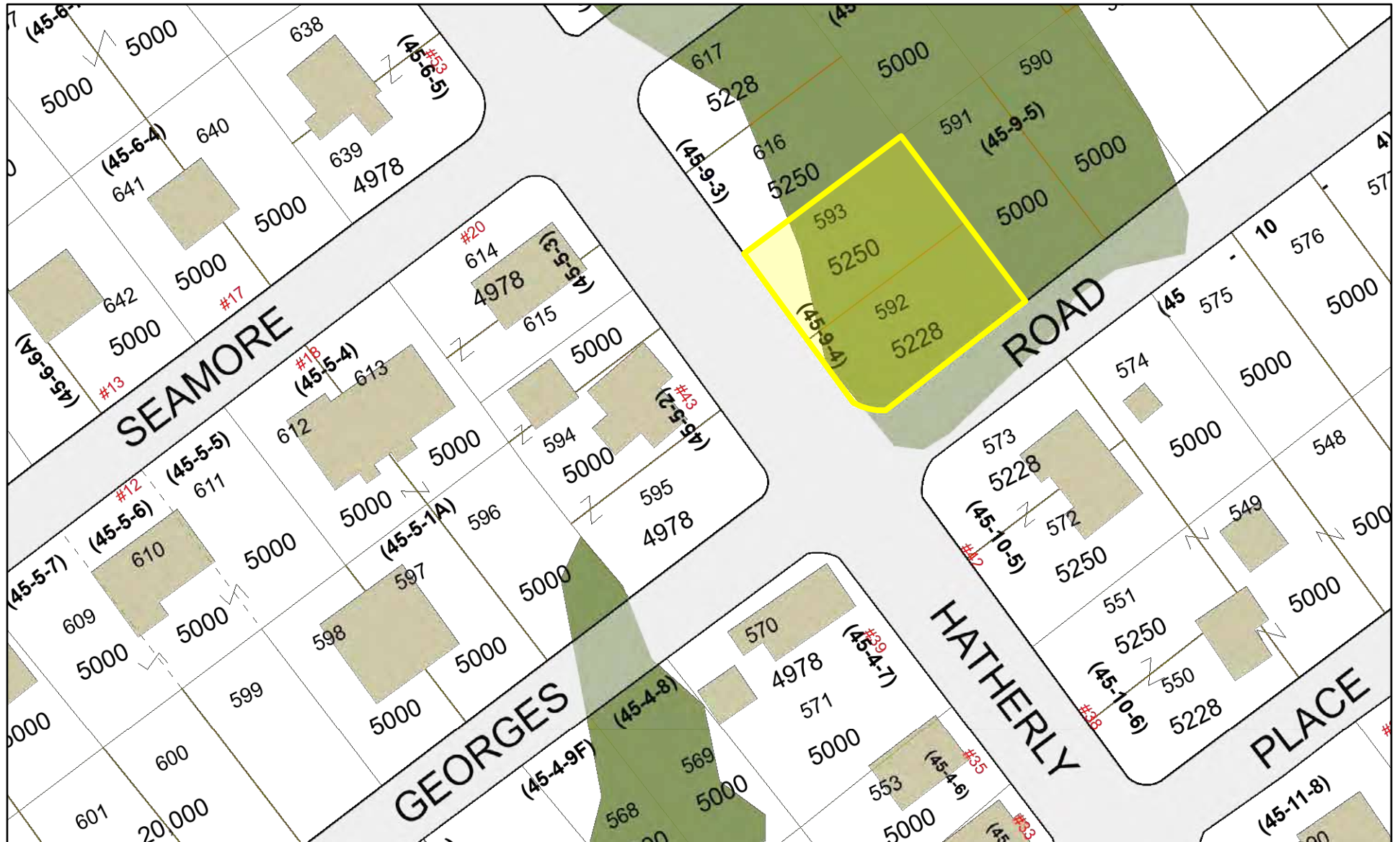
Scituate, MA

1 inch = 69 Feet



March 31, 2023

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COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No.: 05 TL 131573

JUDGMENT IN TAX LIEN CASE

Town of Scituate

vs.

Russ Malone, Rosalie Tashjian, Camille Paynton, Al Malone, John Malone, Joe Malone, Charles Malone, Jr., Trustees under Paragraph B of Article III under will of Charles Malone

This case came on to be heard and was argued by counsel, and thereupon, upon consideration thereof, it is

ADJUDGED and ORDERED that all rights of redemption are forever foreclosed and barred under the following deed(s) given by and/or the tax taking(s) made by the Collector of Taxes for the Town of Scituate in Plymouth County and said Commonwealth:

<u>Land Type</u>	<u>Tax Taking Date</u>	<u>Book No.</u>	<u>Page No.</u>	<u>Document No.</u>	<u>Certificate of Title No.</u>
Registered	10/20/2000			474511	59770

By the Court: Deborah J Patterson

Attest:

Deborah J Patterson
Recorder

Entered: March 7, 2006

A TRUE COPY
ATTEST:

Deborah J. Patterson

RECORDER

From the office of: Coppola and Coppola, 40 South Street
Marblehead, MA 01945

I, Adele Malone, as the remaining Trustee under Paragraph B of Article III of the will of Charles Malone, Middlesex Probate Docket No. 419251,

of Waltham, Middlesex

County, Massachusetts,

being unmarried, for consideration paid \$ 30,000.00

grant to Brian McKenney,

of Marshfield, Plymouth County, Massachusetts

with quitclaim covenants

the land in Scituate, County of Plymouth, Commonwealth of Massachusetts bounded and described as follows:

(Description and encumbrances, if any)

Northerly by the junction of Brookland Road and Hatherly Road fifteen and 70/100 (15.70) feet;
 Northeasterly by Hatherly Road four hundred forty-two and 50/100 (442.50) feet;
 Southeasterly by lot A on the plan hereinafter mentioned about four hundred (400) feet;
 Southerly by land now or formerly of John H. Roth et al and land now or formerly of Otis Baker about two hundred sixteen (216) feet;
 Westerly by land now or formerly of John E. Murphy et al three hundred nine (309) feet; and
 Northerly by Brookland Road five hundred nineteen and 80/100 (519.80) feet.

All of said boundaries are determined by the Court to be located as shown on plan #3302B, drawn by Harrison L. House, C.E., dated November 1916, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 565, and said parcel is shown as Lot B on said plan.

Said lot B is subject to and has the benefit of reservations set forth in a certain deed from the Rockland Trust Co., Tr., to James A. Manion et ux dated May 1, 1917, file and registered as document #1100.

Being a portion of the premises described in Certificate of Title No. 59770.

* the other Trustee, John C. Collins, having resigned on April 2, 1979, as filed with Middlesex Probate Docket No. 419251.

Plymouth County, Marshfield, Mass.

Witness my hand and seal this 28 day of March 1985



Adele Malone
 Adele Malone, Trustee

The Commonwealth of Massachusetts

Middlesex ss. *March 28* 1985

Then personally appeared the above named Adele Malone, Trustee as aforesaid,

and acknowledged the foregoing instrument to be her free act and deed, before me

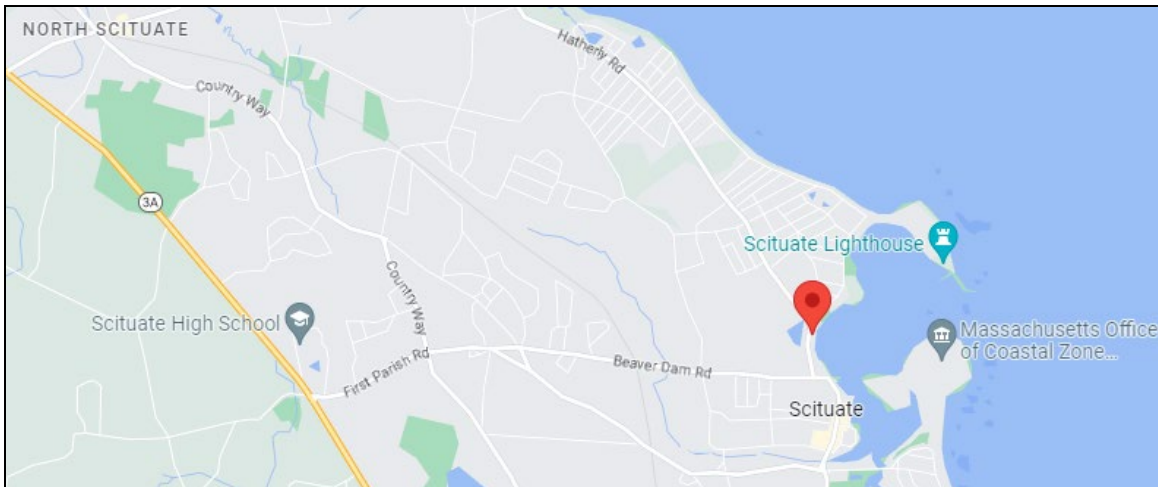
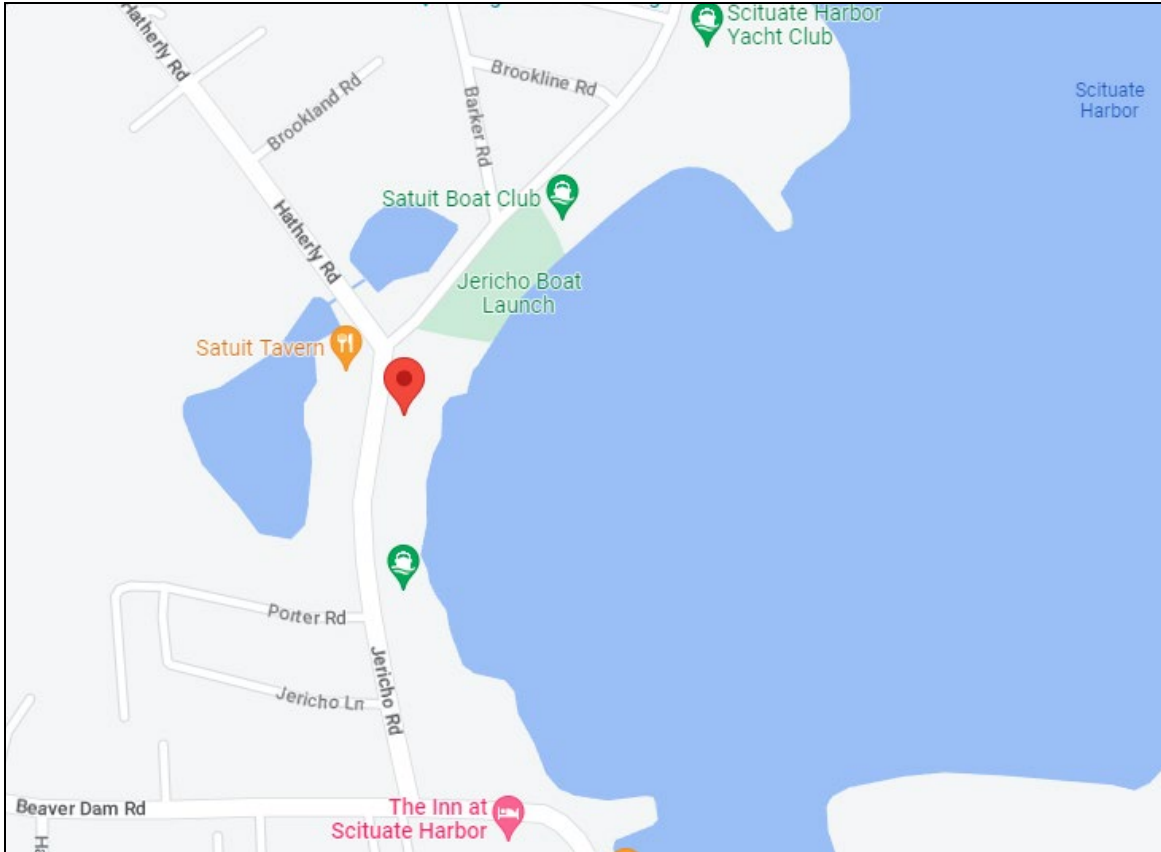
PROVEN FOR RECORD BY THE COURT

John Reed
 Notary Public
 My Commission expires 4/18 1991

John Reed
 Notary Public
 My Commission expires 4/18 1991



MAP
AUCTION SITE
Scituate Harbor Community Building
44 Jericho Rd., Scituate, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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auctions@JJManning.com**

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