

Key: 1151

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.100

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALBRIDGE RICHARD K & DOROTHY 15 EDGEWOOD RD SCITUATE, MA 02066				48-2-54-1				15 EDGEWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALBRIDGE RICHARD K & DOR				08/19/2003	F		(103929)				
WALBRIDGE RICHARD K &				07/13/1999	F	-100	(C95793)				
WALBRIDGE RICHARD K & DOR				01/01/1977	XX		57185-0				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
89-39	02/01/1989	3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,100	SC 1.00	100	1.00	396,000	1.86	100	1.00	R03	0.90	340,090

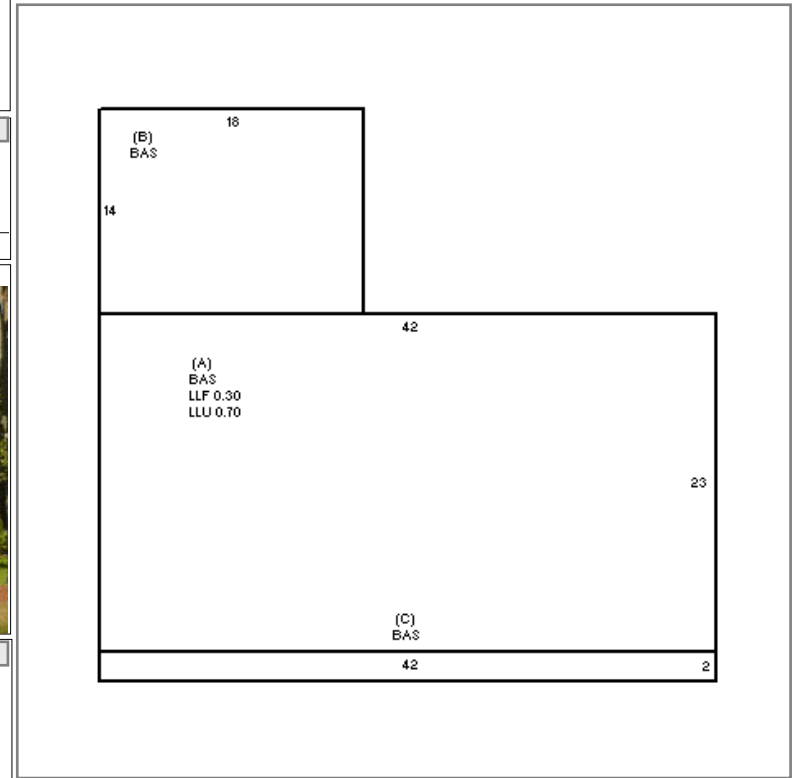
TOTAL	20,100 SF	ZONING	FRNT 126	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE THE WALBRIDGE FAMILY RLTY TRUST. . . .	LAND	340,100	326,400	
Inf1	FACTOR 100		BUILDING	254,900	226,700	
Inf2	PHY 100		DETACHED	12,700	11,500	
			OTHER	0	0	
			TOTAL	607,700	564,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		500	1.10	600
S/V	A	1.00	SV 1.00 GUNITE/STEEL	1984	11,000	1.10	12,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/24/2009	PL
MODEL	1		RESIDENTIAL	LIST		
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/15/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,592	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,400	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	676		57.22	38,682
EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	290	1963	135.95	39,425
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,302	1963	197.10	256,622
ROOF COVER	1	ASPH SHINGLES	1.00	F11	O	FPL 1S 1OP		1		7,281.00	7,281
FLOOR COVER	99	N/A	1.00								
INT FINISH	99	N/A	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	344,410
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$254,900