

Key: 1156

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.105

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MARSHALL MATTHEW M & KEENAN COLLEEN E 25 EDGEWOOD RD SCITUATE, MA 02066				48-2-54-M				25 EDGEWOOD RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MARSHALL MATTHEW M & HERZOG SCOTT A II				03/06/2020	QS	484,000	(129921)	
FOLEY JENNIFER A & DANIEL				05/25/2017	L	311,000	(125190)					
				07/24/2003	F		(103734)					

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	%
01-131	04/18/2001	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,200	SC	1.00	100	1.00	100	1.00	R03	0.90		340,220

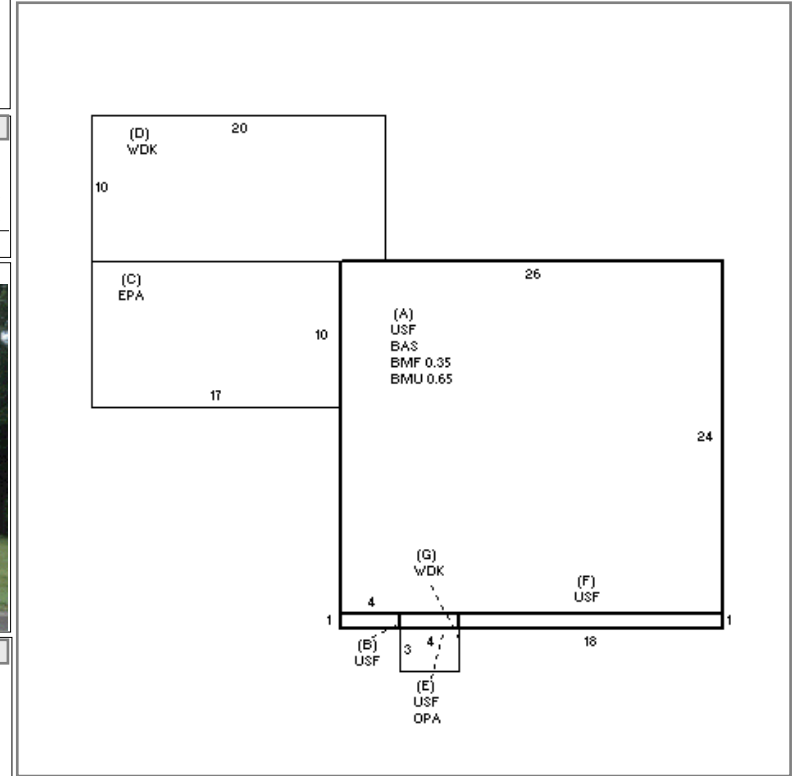
TOTAL	20,200 SF	ZONING	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,500
Infl1	FACTOR 100		LAND BUILDING	251,200	232,200		
Infl2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	592,000	559,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10		80	15.97	600



BUILDING	CD	ADJ	DESC	MEASURE	8/14/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/14/2021	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/15/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



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YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	348,833
NET AREA	1,274	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	406		55.28	22,443	CONDITION ELEM	CD
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	218		77.60	16,916	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	624	1961	222.60	138,905	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	650	1961	202.44	131,583	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.00	C	EPA	N	ENCLOSED PORCH	170		90.20	15,334	BATHS	G
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	212		38.40	8,141	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	E	OPA	N	OPEN PORCH	4		51.50	206	ELECT	A
				FUEL SOURCE	2	GAS	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305		

EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$251,200