

Key: 1163

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.112

LEGALS

LAND

DETACHED

BUILDING

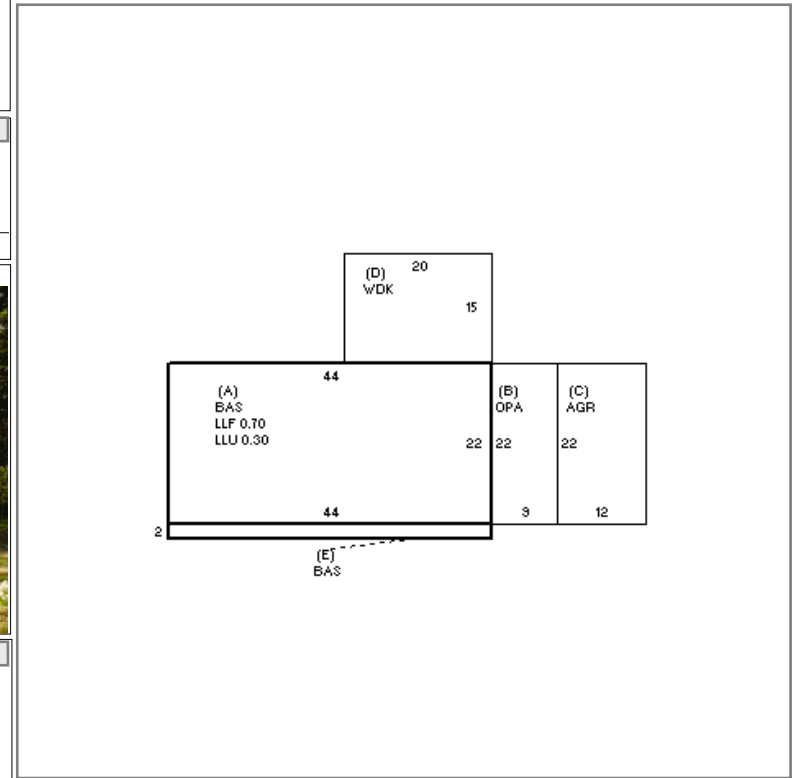
CURRENT OWNER				PARCEL ID				LOCATION			
RYAN RANDALL T & PAMELA M LE RYAN SEAN T TR 35 EDGEWOOD RD SCITUATE, MA 02066				48-2-54-K				35 EDGEWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN RANDALL T & PAMELA M				01/14/2020	F		10 (129711)				
RYAN RANDALL T & PAMELA				01/01/1974	QS		(52435)				
CLARKE HOWARD B & JEAN A				01/01/1973	XX		(C00048452)				

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	%
11-471	08/04/2011	3	ALTERATIONS	4,000	08/08/2012	SJ	100	100
06-048	02/01/2006	3	ALTERATIONS				100	100
05-714	10/24/2005	3	ALTERATIONS	21,000	08/09/2006	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,212	SC	1.00	100	1.00	100	1.00	R03	0.90		340,240

TOTAL	20,212 SF	ZONING	FRNT	74	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,500
Inf1	FACTOR 100		BUILDING	278,500	251,200		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
					TOTAL	618,900	577,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



BUILDING	CD	ADJ	DESC	MEASURE	8/8/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/8/2012	EST
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%]			

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,380
NET AREA	1,734	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	290		58.39	16,932	CONDITION ELEM	CD
\$NLA(RCN)	\$214	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	678	1963	138.71	94,046	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	198		51.50	10,197	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	264		53.94	14,239	KITCHEN	
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	300		38.40	11,520	BATHS	
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,056	1963	201.10	212,365	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281	ELECT	
				FUEL SOURCE	99	N/A	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		8	1.00														
BEDROOMS		4	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		6	\$4,800														
# UNITS		1	1.00														
																EFF.YR/AGE	1990 / 32
																COND	25 25%
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$278,500