

Key: 1170

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.119

LEGAL

LAND

DETACHED

BUILDING

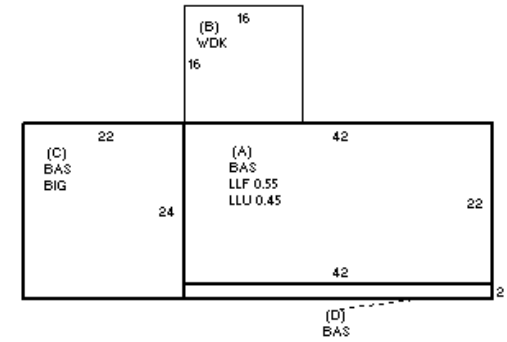
CURRENT OWNER				PARCEL ID				LOCATION			
MACDONALD JOHN A JR 51 EDGEWOOD RD SCITUATE, MA 02066				48-2-54-Q				51 EDGEWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MACDONALD JOHN A JR				03/11/2016	U	349,000		(123161)			
MAGISTRO FREDERICK J JR &				06/21/1991	QS	168,000		(81592)			
KEOUGH PAUL W & PRISCILLA				04/01/1966	XX			(C00075365)			

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 %

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,800	SC 1.00	100	1.00	396,000	1.80	100	1.00	R03	0.90	341,010

TOTAL	20,800 SF	ZONING		FRNT	43	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	341,000	327,200		
Infl1	FACTOR 100		BUILDING	252,500	232,500			
Infl2	PHY 100		DETACHED	100	100			
			OTHER	0	0			
				TOTAL	593,600	559,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		100	1.10	100



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/8/2010	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	1964	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	435,425		
NET AREA	2,044	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	416		56.49	23,499	CONDITION ELEM	CD		
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	508	1964	134.20	68,176	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	256		38.40	9,830	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	528		43.53	22,982	KITCHEN			
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,536	1964	194.57	298,857	BATHS			
				INT FINISH	99	N/A	1.00	F11	O	O	FPL 1S 10P	1		7,281.00	7,281	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1965 / 57
STORIES	1	1.00																COND	42 42 %
ROOMS	7	1.00																FUNC	0
BEDROOMS	4	1.00																ECON	0
BATHROOMS	2	1.00																DEPR	42 % GD 58
# 1/2 BATHS	0	1.00																RCNLD	\$252,500
TOT FIXTURES	6	\$4,800																	
# UNITS	1	1.00																	