

Key: 1173

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.122

LEGAL

LAND

DETACHED

BUILDING

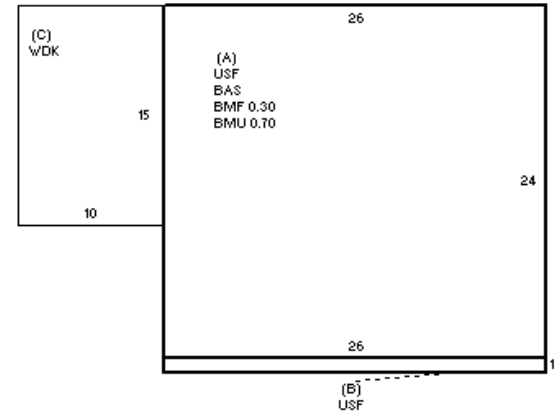
CURRENT OWNER		PARCEL ID		LOCATION		
PUMPHREY JOSEPH P & MEREDITH A 52 EDGEWOOD RD SCITUATE, MA 02066		48-2-54-R		52 EDGEWOOD RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PUMPHREY JOSEPH P & MEREDITH		03/18/2022	QS	630,000	(133595)	
CUNNINGHAM MARIBARBARA & CUNNINGHAM MARIBARBARA		10/19/2007	F	1	(111208)	
		01/22/2001	F	-100	(C98715)	

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	27,350	SC 1.00	100	1.00	396,000	1.40	100	1.00	R03	0.90	349,140

TOTAL	27,350 SF	ZONING	FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	349,100	335,000
Infl1	FACTOR 100		BUILDING	222,000	202,200		
Infl2	PHY 100		DETACHED	1,100	1,100		
			OTHER	0	0		
			TOTAL	572,200	538,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	60 0.40 20X12		240	11.87	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/27/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	336,309	
NET AREA	1,274	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	437		55.28	24,156	CONDITION ELEM	CD	
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	187		77.60	14,511	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	624	1962	222.60	138,905	INTERIOR	A
STORIES	2	1.00	ROOF COVER	9	OTHER	1.00	1.00	+	USF	L	UPPER STORY FIN	650	1962	202.44	131,583	KITCHEN	A	
ROOMS	6	1.00	FLOOR COVER	24	COMB	1.00	1.00	C	WDK	N	WOOD DECK	150		38.40	5,760	BATHS	A	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	1	FORCED AIR	1.00	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	A	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	1.00		ODS	O	OUT DOOR SHOWER	1		1,342.00	1,342			
TOT FIXTURES	5	\$4,000																
# UNITS	1	1.00																
																EFF.YR/AGE	1970 / 52	
																COND	34 34 %	
																FUNC	0	
																ECON	0	
																DEPR	34 % GD 66	
																RCNLD	\$222,000	