

Key: 1179

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.128

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RIBERIO MARIA M 42 EDGEWOOD RD SCITUATE, MA 02066				48-2-54-T				42 EDGEWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIBERIO MARIA M				06/02/2000	QS	245,000	(97526)				
KELLEHER DANIEL F ETAL				05/23/2000	XX		(L00097422)				
KELLEHER CLAIRE J				01/01/1969	XX		2494-123				

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	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,700	SC 1.00	100	1.00	396,000	1.81	100	1.00	R03	0.90	340,870

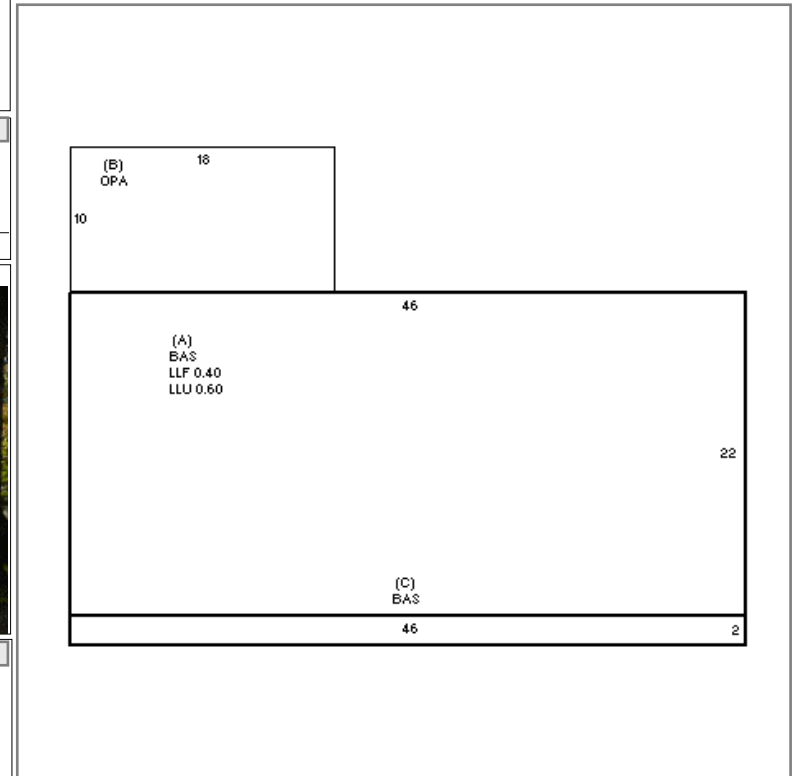
TOTAL	20,700 SF	ZONING	FRNT 138	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE AFFIDAVIT/LUIS DECEASED...		LAND	340,900	327,100
Inf1	FACTOR 100			BUILDING	245,400	218,400
Inf2	PHY 100			DETACHED	0	0
				OTHER	0	0
				TOTAL	586,300	545,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/9/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/9/2010	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%]			



YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	1,509	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$4,000	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	607		57.89	35,142
A	LLF	L	LOWER LEVEL FIN	405	1962	137.55	55,707
B	OPA	N	OPEN PORCH	180		51.50	9,270
+	BAS	L	BASE AREA	1,104	1962	199.42	220,156
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	331,556
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	\$245,400