

Key: 1215

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.163

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CURRENT OWNER				PARCEL ID				LOCATION				
HARTMAN MATTHEW D & STEFANIE R				48-2-54-DD				18 EDGEWOOD RD				
18 EDGEWOOD RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				HARTMAN MATTHEW D & FINNERTY NANCY J				07/31/2014	QS	429,500	(120763)	
				FINNERTY RICHARD F & NANCY				11/30/2009	F	1	(114079)	
								01/01/1970	QS		(43402)	

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	%	

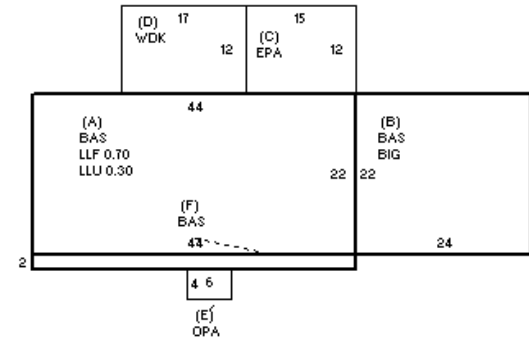
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CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,800	SC 1.00	100	100	396,000	1.73	100	1.00	R03	0.90	342,300

TOTAL	21,800 SF	ZONING		FRNT	271	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N	FY/03 CL 22 250.00 #164. FY/01 CL 22 250.00 #216.	LAND	342,300	328,500		
Infl1	FACTOR 100	O	FY/02 CL 22 250.00 #280. FY/06 CL 22 250.00 #204.	BUILDING	350,500	311,900		
Infl2	PHY 100	T	FY/07 CL 22 400.00 #274.	DETACHED	0	0		
		E		OTHER	0	0		
				TOTAL	692,800	640,400		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	8/10/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/10/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/16/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473.687		
NET AREA	2,262	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	290		56.18	16,293	CONDITION ELEM	CD		
\$NLA(RCN)	\$209	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	678	1962	133.48	90,498	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	BIG	N	BUILT-IN GARAGE	528		43.53	22,982	INTERIOR			
				ROOF COVER	1	ASP SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	180		90.20	16,236	KITCHEN			
				FLOOR COVER	99	N/A	1.00	D	WDK	N	WOOD DECK	204		38.40	7,834	BATHS			
				INT FINISH	99	N/A	1.00	E	OPA	N	OPEN PORCH	24		51.50	1,236	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	+	BAS	L	BASE AREA	1,584	1962	193.51	306,527	ELECT			
				FUEL SOURCE	1	OIL	1.00	F11	O	O	FPL 1S 1OP	1		7,281.00	7,281				
																		EFF.YR/AGE	1985 / 37
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$350,500