

Key: 3556

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.415

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BROCKTON EDGAR ASSOC LLC C/O GAIL MCKENNA 78 ROLAND BAXTER ROAD NORTH ATTLEBORO, MA 02760				34-29-13-F				44 EDGAR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BROCKTON EDGAR ASSOC LLC				12/22/1998	F			1 (94669)			

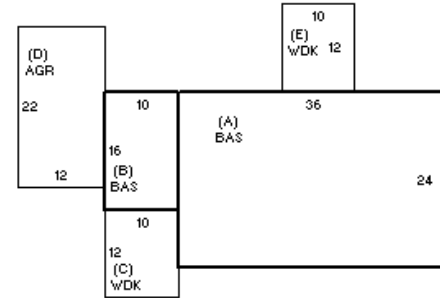
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
89-256	05/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	OS 1.00	100	1.00	440,000	3.58	100	1.00	R03	1.00	361,190

TOTAL	10,019 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	361,200	328,400
Infl1	FACTOR 100		BUILDING	159,000	143,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	520,200	472,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/23/2003



BUILDING	CD	ADJ	DESC	MEASURE	9/10/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/10/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	230,409	
NET AREA	1,024	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,024	1953	191.21	195,799	CONDITION ELEM	CD	
\$NLA(RCN)	\$225	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	240		38.40	9,216	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	264		53.94	14,239	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
ROOMS		5	1.00															
BEDROOMS		3	1.00															
BATHROOMS		2	1.00															
# 1/2 BATHS		0	1.00															
TOT FIXTURES		6	\$3,874															
# UNITS		1	1.00															
EFF.YR/AGE 1972 / 50																		
COND 31 31 %																		
FUNC 0																		
ECON 0																		
DEPR 31 % GD 69																		
RCNLD \$159,000																		