

Key: 3564

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.422

LEGAL

LAND

DETACHED

BUILDING

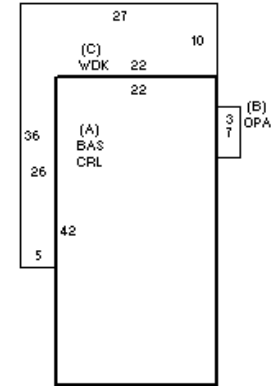
CURRENT OWNER				PARCEL ID				LOCATION			
COLEMAN ANDREW 22 EDGAR RD SCITUATE, MA 02066				28-20-6-0				22 EDGAR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COLEMAN ANDREW				02/26/2021	QS	480,000		(131612)			
CARROLL VICTORIA K				03/11/1992	QS			(82658)			
CARROLL CHRISTOPHER T JR				12/31/1987	XX	76477-0					

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	%
21-284	03/25/2021	3	ALTERATIONS	21,500	07/13/2021	JD	100	100
		7	OTHERS		02/02/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R03	1.00	349,460

TOTAL	5,000 SF	ZONING	FRNT	163	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	349,500	317,700
Inf1	FACTOR 100		BUILDING	177,800	158,200		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	528,300	476,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 12		96	14.95	1,000



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2021	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	2/2/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	924	DETAIL ADJ	0.850
\$NLA(RCN)	\$247	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	12	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	924		10.77	9,954
A	BAS	L	BASE AREA	924	1915	208.03	192,218
B	OPA	N	OPEN PORCH	21		51.52	1,082
C	WDK	N	WOOD DECK	400		38.40	15,360
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	227,935
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$177,800