

Key: 3565

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.423

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  | PARCEL ID  |    | LOCATION    |              |
|---|--|------------|----|-------------|--------------|
| ANDRADE ALBERT & THERESA<br>11 EDGAR ROAD<br>SCITUATE, MA 02066 |  | 34-24-5-0  |    | 11 EDGAR RD |              |
| TRANSFER HISTORY  |  | DOS        | T  | SALE PRICE  | BK-PG (Cert) |
| ANDRADE ALBERT & THERESA  |  | 06/26/1989 | QS | 157,000     | (78753)      |
| MCGLONE ROBERT E & BRYAN  |  | 12/22/1986 | QS | 83,000      | 74484-       |
| LAVITA ALICE K  |  | 01/01/1945 | XX |             | (C00009132)  |

| CLASS  | CLASS%     | DESCRIPTION   |           | BN ID  | BN   | CARD    |
|--------|------------|---------------|-----------|--------|------|---------|
| 1010   | 100        | SINGLE FAMILY |           |        | 1    | 1 of 1  |
| PMT NO | PMT DT     | TY            | DESC      | AMOUNT | INSP | BY      |
| 03-602 | 09/30/2003 | 2             | ADDITIONS |        |      |         |
|        |            |               |           |        |      | 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 | 5,009 SF   | ZONING | FRNT     | 58      | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | OCEANSIDE  | NOTE   |          |         | LAND     | 349,500 | 317,700  |
| Inf1  | FACTOR 100 |        | BUILDING | 188,200 | 176,800  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 500     | 500      |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        |          |         | TOTAL    | 538,200 | 495,000  |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|----|-------|-----------|-------|
| SHF | A    | 1.00 | 30 0.70  |    | 40    | 17.03     | 500   |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/11/2010 | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/11/2010 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 4/7/2011  | ER  |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| BLDG COMMENTS |
|---------------|
|               |

(A) WDK 24

(C) USF WDK 2

(B) USF BAS BMU 36

24

| YEAR BLT     | 1928  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 1,776 | DETAIL ADJ | 1.176 |
| \$NLA(RCN)   | \$294 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 2     | 1.00       |       |
| ROOMS        | 7     | 1.00       |       |
| BEDROOMS     | 3     | 1.00       |       |
| BATHROOMS    | 2     | 1.00       |       |
| # 1/2 BATHS  | 1     | 1.00       |       |
| TOT FIXTURES | 8     | \$8,279    |       |
| # UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION   | ADJ  |
|-----------------|----|---------------|------|
| FOUNDATION      | 1  | PIER          | 0.98 |
| EXT COVER       | 4  | VINYL         | 1.00 |
| ROOF SHAPE      | 1  | GABLE         | 1.00 |
| ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |
| FLOOR COVER     | 2  | SOFTWOOD      | 1.00 |
| INT FINISH      | 1  | PLASTER       | 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     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | WDK | N | WOOD DECK       | 192   |      | 42.24     | 8,110   |
| B | BMU | N | BSMT UNFINISHED | 864   |      | 54.18     | 46,814  |
| B | BAS | L | BASE AREA       | 864   | 1928 | 266.69    | 230,421 |
| + | USF | L | UPPER STORY FIN | 912   | 2003 | 242.53    | 221,185 |
|   | F11 | O | FPL 1S 10P      | 1     |      | 8,009.10  | 8,009   |

| TOTAL RCN      | 522,818    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1952 / 70  |
| COND           | 64 64 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 64 % GD 36 |
| RCNLD          | \$188,200  |