

Key: 3566

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.424

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COMPTON BRIAN G & CAROLYN M 13 EDGAR RD SCITUATE, MA 02066				34-24-6-0				13 EDGAR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
COMPTON BRIAN G & CAROLYN				05/26/2016	QS	360,000 (123457)					
GREEN PETER D & DEBORAH A				07/23/2001	QS	275,000 (C99641)					
BEAGAN LINDA A				05/01/1992	QS	109,000 82901-					

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 %
21-1195	08/26/2021	3	ALTERATIONS	15,000	07/06/2022	JD	100 100
01-629	11/02/2001	3	ALTERATIONS				100 100
93-173	04/16/1993	3	ALTERATIONS				100 100
90-719	11/26/1990	3	ALTERATIONS				100 100
		6	CYCL GROWTH				100 100

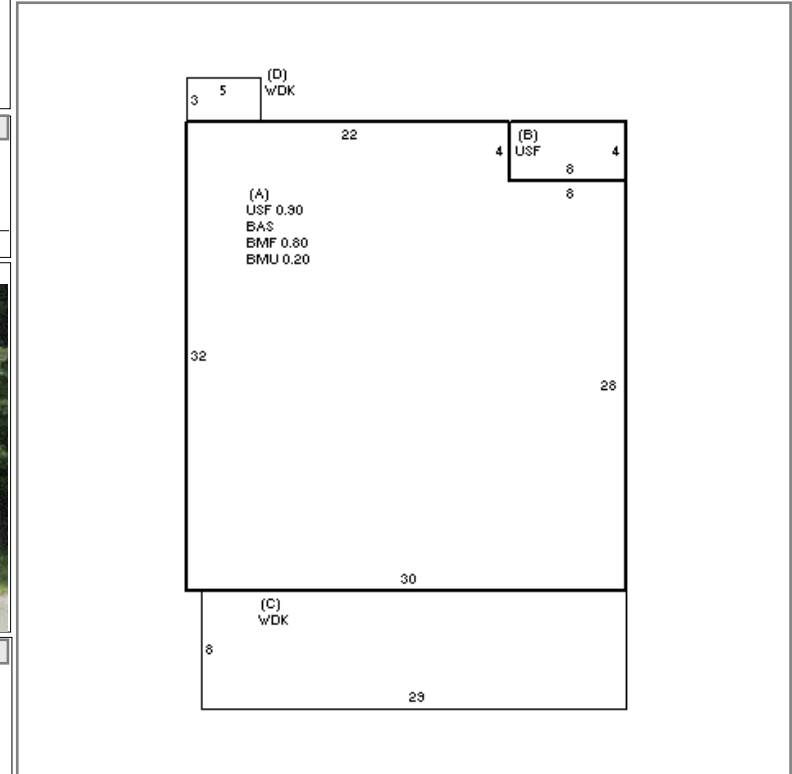
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,000	OS 1.00	100	1.00	100	1.00	440,000	6.92	100	1.00	R03 1.00	349,460

TOTAL	5,009 SF	ZONING		FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700			
Inf1	FACTOR 100		BUILDING	286,300	265,400			
Inf2	PHY 100		DETACHED	1,600	1,500			
			OTHER	0	0			
			TOTAL	637,400	584,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 20 0.80	17 X14		238	8.31	1,600



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/6/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,795	DETAIL ADJ	1.020
\$NLA(RCN)	\$242	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.85	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	186		48.20	8,966
A	BMF	N	BSMT FINISH-SEP	742		67.67	50,211
A	BAS	L	BASE AREA	928	1910	209.86	194,746
+	USF	L	UPPER STORY FIN	867	1910	190.84	165,459
+	WDK	N	WOOD DECK	247		38.40	9,485

TOTAL RCN	433,763
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$286,300