Key: 3570

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,428

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BENN DAVID W & ANDRIA G 27 EDGAR RD SCITUATE, MA 02066	34-24-10-0	27 EDGAR RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BENN DAVID W & ANDRIA G	09/25/2019	O	415,000	(129174)
WIECHERT RALPH S & BARBAR	06/22/2000	QS	245,000	(97616)
HAYDEN KIM M	08/05/1994	QS	155,000	(C00086787)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

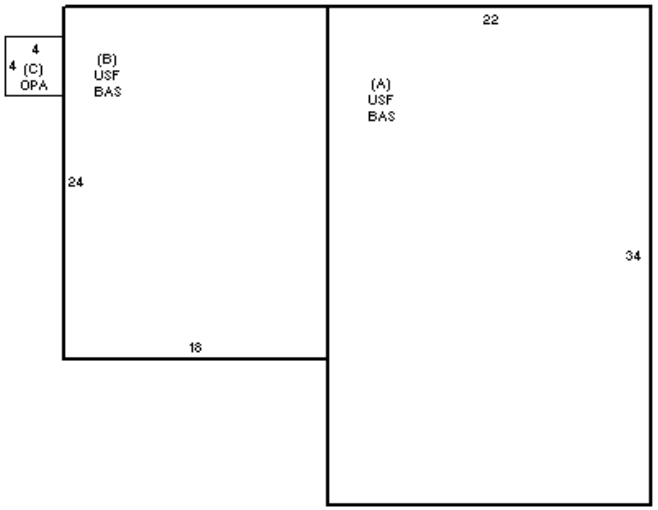
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-844	11/13/2019	3	ALTERATIONS	19,500	06/24/2020	JD	100	100
05-546	08/29/2005	2	ADDITIONS	116,000	06/29/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500	OS 1.00	100 1.00	100 1.00	440,000	4.70	100 1.00	R03 1.00			355,920

TOTAL	7,492 SF	ZONING		FRNT	92
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	355,900	323,600
BUILDING	451,400	406,400
DETACHED	9,700	9,200
OTHER	0	0
TOTAL	**817,000**	**739,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	60 0.40	23X18		414	48.71	8,100
PTD	A 1.00	10 0.90	20X10	2020	200	8.69	1,600

PHOTO 06/24/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2020	JD
LIST	6/24/2020	EST
REVIEW	4/7/2011	ER

YEAR BLT	1931	SIZE ADJ	1.000
NET AREA	2,360	DETAIL ADJ	1.200
$NLA(RCN)	$230	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,760
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	CONT WALL	1.00
EXT COVER	2	CLAPBOARD	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	748	1931	235.00	175,780
A	USF	L	UPPER STORY FIN	748	1931	213.71	159,853
B	BAS	L	BASE AREA	432	2006	235.00	101,520
B	USF	L	UPPER STORY FIN	432	2006	213.71	92,321
C	OPA	N	OPEN PORCH	16		51.50	824
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	543,871

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$451,400