Key: 3960

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,779

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EDWARDS ROBERT W & SHEILA W 12 CANONCHET TR MARSHFIELD, MA 02050	38-2-23-0	47-REAR LAWSON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EDWARDS ROBERT W & SHEILA	06/11/2013	F	10	43184-68
EDWARDS SHEILA	12/27/2012	F	10	42458-127
WARD MARY N & EDWARDS SHE	07/19/2011	F	10	40134-146

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	%
96-288	07/03/1996	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,491	SC 1.00	100 1.00	100 1.00	396,000	1.45	100 1.00	R04 0.90			348,120

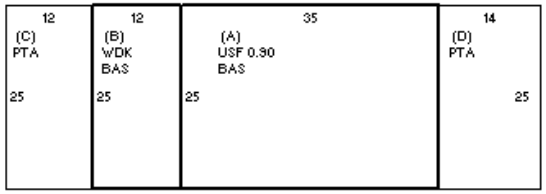
TOTAL	26,491 SF	ZONING		FRNT	0
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	348,100	334,100
BUILDING	227,500	211,500
DETACHED	6,700	6,400
OTHER	0	0
TOTAL	**582,300**	**552,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30			484	46.43	6,700

PHOTO 10/30/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/27/2009	PL
LIST	5/27/2009	EST
REVIEW	4/5/2011	ER

BLDG COMMENTS

FY12 FR-COL TO CONV

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,963	DETAIL ADJ	1.140
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$5,016
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,175	1930	253.51	297,869
A	USF	L	UPPER STORY FIN	788	1930	230.54	181,662
B	WDK	N	WOOD DECK	300		42.24	12,672
+	PTA	N	PATIO	650		16.39	10,654
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	516,935
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$227,500