

Key: 6080

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.781

LEGAL

LAND

DETACHED

BUILDING

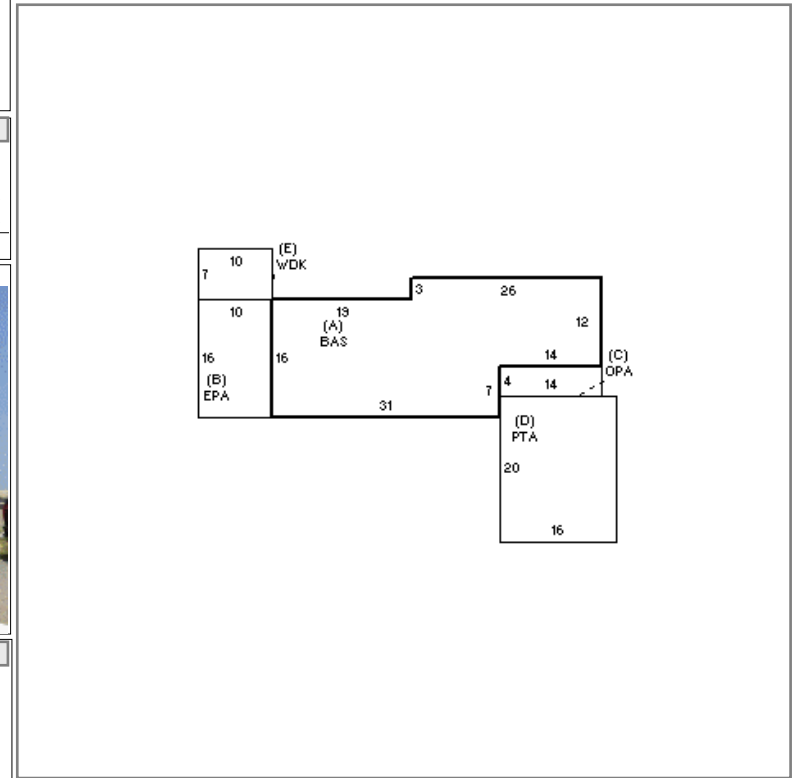
CURRENT OWNER				PARCEL ID				LOCATION			
196 EDWARD FOSTER ROAD LLC 21 CIRCUIT AVENUE SCITUATE, MA 02066				51-1-1-0				196 EDWARD FOSTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
196 EDWARD FOSTER ROAD LL				01/27/2022	U	2,500,000		(133373)			
MICHAUD G EARLE				03/20/1989	QS			(78339)			
MICHAUD GEORGE E & GLADYS				01/01/1964	XX			(C00033529)			

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 %
97-91		7	OTHERS		05/10/2022	JD	100 100
92-450	03/13/1997	3	ALTERATIONS				100 100
	06/02/1992	3	ALTERATIONS				100 100
		7	OTHERS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	24,950	CLF 1.00	100	1.00	100	1.00	2,288,000	1.53	100	1.00	WF8 5.20	2,000,490

TOTAL	24,960 SF	ZONING	FRNT	469	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE	LAND	2,000,500	1,818,600		
Infl1	FACTOR 100		BUILDING	117,800	119,400		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL				2,118,300	1,938,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/6/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/6/2023	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/18/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1963	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	184,090		
NET AREA	700	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	700	1963	224.75	157,324	CONDITION ELEM	CD		
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	160		90.20	14,432	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	56		51.50	2,884	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	PTA	N	PATIO	320		14.90	4,768	KITCHEN	A		
				FLOOR COVER	22	COMB	1.00	E	WDK	N	WOOD DECK	70		38.40	2,688	BATHS	A		
				INT FINISH	1	PLASTER	1.00									BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$117,800