

Key: 6081

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.782

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
HAROLD JOSEPH R III TR & KATHLEEN H TR 21 CIRCUIT AVENUE SCITUATE, MA 02066		51-1-2-0		184 EDWARD FOSTER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HAROLD JOSEPH R III TR & MICHAUD KENNETH A & BRUCE		01/27/2022	O	3,290,000	(133374)
MICHAUD G EARLE & PATRICI		12/22/2021	F	(95958)	
		08/06/1999	F	1	(95958)

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 %
23-0675	08/03/2023	2	ADDITIONS	252,000			0 0
23-325	04/14/2023	3	ALTERATIONS	250,000	07/06/2023	JD	100 100
22-1207	11/21/2022	1	NEW CONST	4,500,000	04/26/2023	JD	100 30
22-1207	11/21/2022	1	NEW CONST	4,500,000	07/06/2023	JD	40 40
22-1019	09/29/2022	3	ALTERATIONS	147,500	03/30/2023	JD	100 100

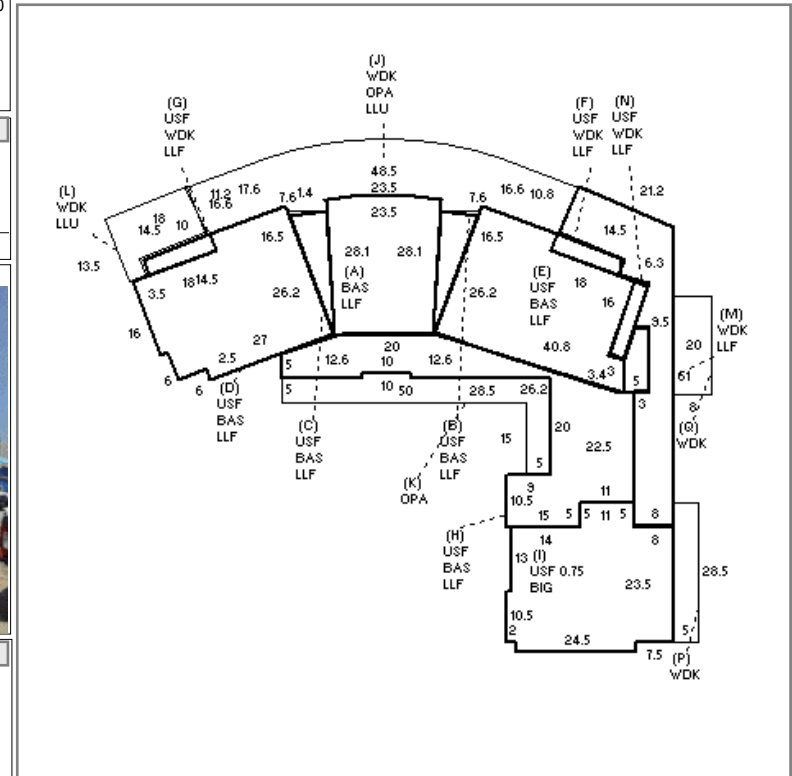
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	CLF 1.00	125	1.25	100	1.00	2,860,000	1.00	100	1.00	WF8 5.20	2,626,260
300	A	0.482	CLF 1.00	125	1.25	100	1.00	128,700	1.00	100	1.00	WF8 5.20	62,030

TOTAL	1.400 Acres	ZONING	FRNT	278	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	INCL. TRIANGLE PARCEL 270SQ INFL. 1= POINT		LAND	2,688,300	1,957,600
Infl1	FACTOR 125		BUILDING	2,298,200	1,007,600		
Infl2	PHY 100		DETACHED	0	39,800		
			OTHER	0	0		
<b>TOTAL</b>					<b>4,986,500</b>	<b>3,005,000</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
LLF=BILLIARDS/BOWLING ALLEY/MEDIA ROOM/VALUT/HALF BATH (PER PLANS)



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/31/2023	MR
MODEL	1		RESIDENTIAL	LIST REVIEW	7/6/2023	JD
STYLE	20	1.35	NEW STYLE [100%]			
QUALITY	S	2.20	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,745,595
NET AREA	11,583	DETAIL ADJ	1.350	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLF	L	LOWER LEVEL FIN	4,317	2022	348.92	1,506,309	CONDITION ELEM	CD
\$NLA(RCN)	\$496	OVERALL	1.000	EXT COVER			1.00	+	BAS	L	BASE AREA	3,508	2022	505.87	1,774,590	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	3,758	2022	460.03	1,728,808	INTERIOR	A
				ROOF COVER			1.00	I	BIG	N	BUILT-IN GARAGE	890		116.57	103,748	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.00	+	LLU	N	LOWER LEVEL UNF	1,098		146.87	161,258	BATHS	A
				INT FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	1,266		113.30	143,438	HEAT	A
				HEATING/COOLING	0		1.00	+	WDK	N	WOOD DECK	2,210		84.48	186,701	ELECT	A
				FUEL SOURCE	0		1.00		ELV	O	ELEVATOR	1		88,470.80	88,471		

EFF. YR/AGE	2022 / 0
COND	0 0 %
FUNC	60 uc
ECON	0
DEPR	60 % GD 40
RCNLD	\$2,298,200