

Key: 6105

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.808

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
REYNOLDS BARRY & JOANNE D 132 EDWARD FOSTER RD SCITUATE, MA 02066				51-2-5-A				132 EDWARD FOSTER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REYNOLDS BARRY & JOANNE D				07/27/2001	QS	575,000	20260-287				
YOUNG PAUL & ELEANOR				01/01/1971	QS		3630-605				
YOUNG PAUL F & ELEANOR D				01/01/1958	XX		2590-97				

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	%
08-305	01/02/2008	2	ADDITIONS		07/28/2008	SJ	100	100
08-305	01/02/2008	2	ADDITIONS		08/10/2009	SJ	100	100
91-785	11/27/1991	3	ALTERATIONS				100	100

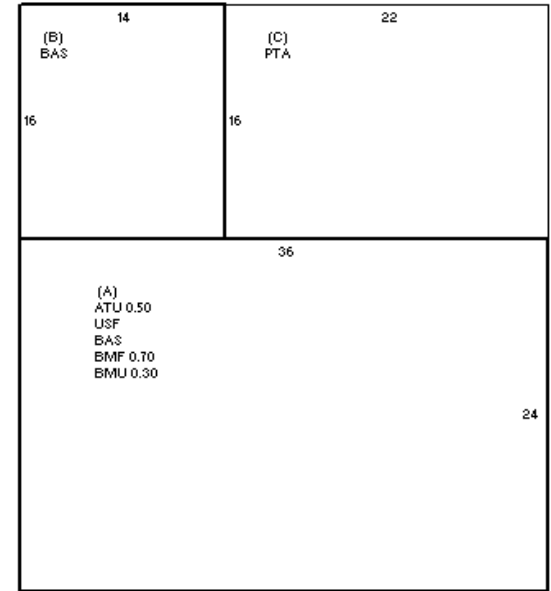
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	CLF 1.00	100	1.00	80	0.80	1,136,960	1.00	85	0.85	WF3 3.80	1,044,040
300	A	0.142	CLF 1.00	100	1.00	100	1.00	75,240	1.00	100	1.00	WF3 3.80	10,680

TOTAL	1.060 Acres	ZONING	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E	INFL.3 = VELOCITY ZONE		LAND	1,054,700	1,196,700
Infl1	FACTOR 100		INFL 2 = LOC		BUILDING	393,300	369,100
Infl2	PHY 80		DETACHED	0	0	OTHER	0
					TOTAL	1,448,000	1,565,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- VG TO PLUS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/10/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/18/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,952	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2.5	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	9	1.00		FLOOR COVER	14	COMB	1.00
BEDROOMS	3	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	2	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	6	\$5,386					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	259		54.18	14,034
A	BMF	N	BSMT FINISH-SEP	605		76.06	46,017
A	USF	L	UPPER STORY FIN	864	1959	206.48	178,402
A	ATU	N	ATTIC UNF	432		40.70	17,582
+	BAS	L	BASE AREA	1,088	1959	227.06	247,038
C	PTA	N	PATIO	352		16.39	5,770
	F31	O	FPL 3S 1OP	1		10,116.70	10,117

TOTAL RCN	524,346
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$393,300