

Key: 6106

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.809

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MARSH JOHN M & CAROL N TRS S/O OLIVIERO JOSEPHINE 126 EDWARD FOSTER RD SCITUATE, MA 02066		51-2-6-A		126 EDWARD FOSTER RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OLIVIERO JOSEPHINE		07/10/2023	QS	1,475,000	(135602)
MARSH JOHN M & CAROL N TR		11/10/2009	F	10	(113995)
MARSH JOHN M & CAROL N TR		03/07/2007	F	1	(110270)

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 %
23-881	09/26/2023	2	ADDITIONS	202,210			0 0
09-015	01/20/2009	3	ALTERATIONS		08/11/2009	SJ	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	25,400 CLF	1.00	100	1.00	80	0.80	1,136,960	1.50	85	0.85	WF3 3.80	995,640

DETAILED

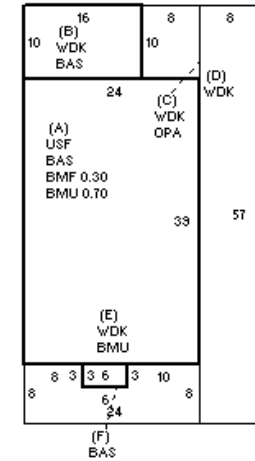
TOTAL	25,395 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE INFL.3 = VELOCITY ZONE INFL.2=LOC	LAND	995,600	1,131,400		
Infl1	FACTOR 100		BUILDING	352,000	340,800		
Infl2	PHY 80		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,347,600	1,472,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/14/2003

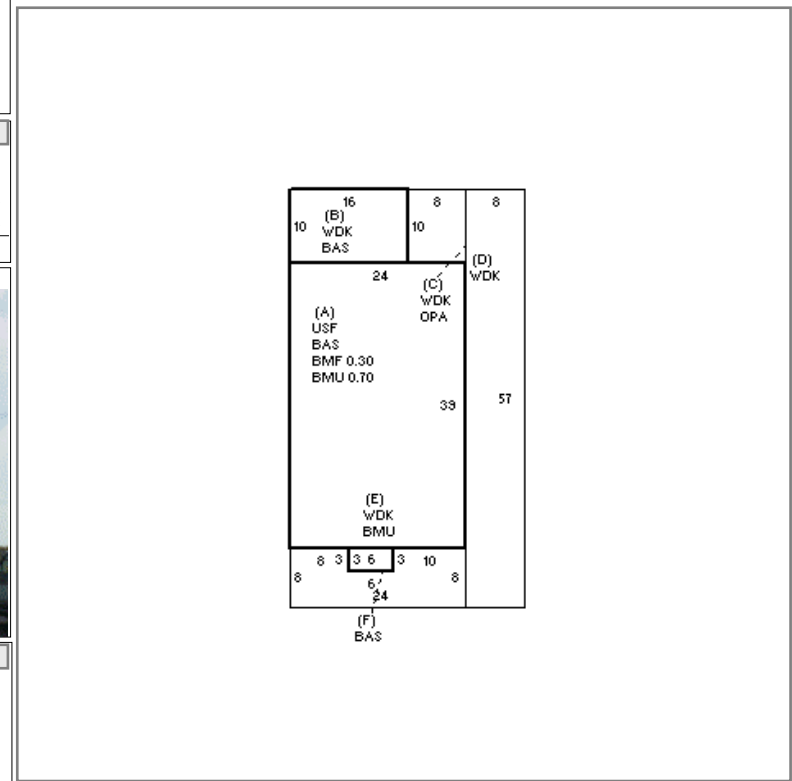


BLDG COMMENTS
MLS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2009	SJ
MODEL	1		RESIDENTIAL	LIST	8/11/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/11/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



UNIT

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	510,154		
NET AREA	2,050	DETAIL ADJ	0.990	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	829		45.80	37,972	CONDITION ELEM	CD		
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	281		64.30	18,069	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	936	1972	180.67	169,110	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,114	1972	198.68	221,324	KITCHEN	A		
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	80		51.50	4,120	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	870		38.40	33,408	HEAT	A		
				HEATING/COOLING	5	ELECTRIC BB	0.99		BMG	O	BSMT GARAGE	2		2,491.00	4,982	ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00		FPL	O	FIREPLACE	2		7,812.50	15,625				
																		EFF.YR/AGE	1972 / 50
																		COND	31 31 %
																		FUNC	0
																		ECON	0
																		DEPR	31 % GD 69
																		RCNLD	\$352,000