

Key: 6687

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.385

LEGAL

LAND

DETACHED

BUILDING

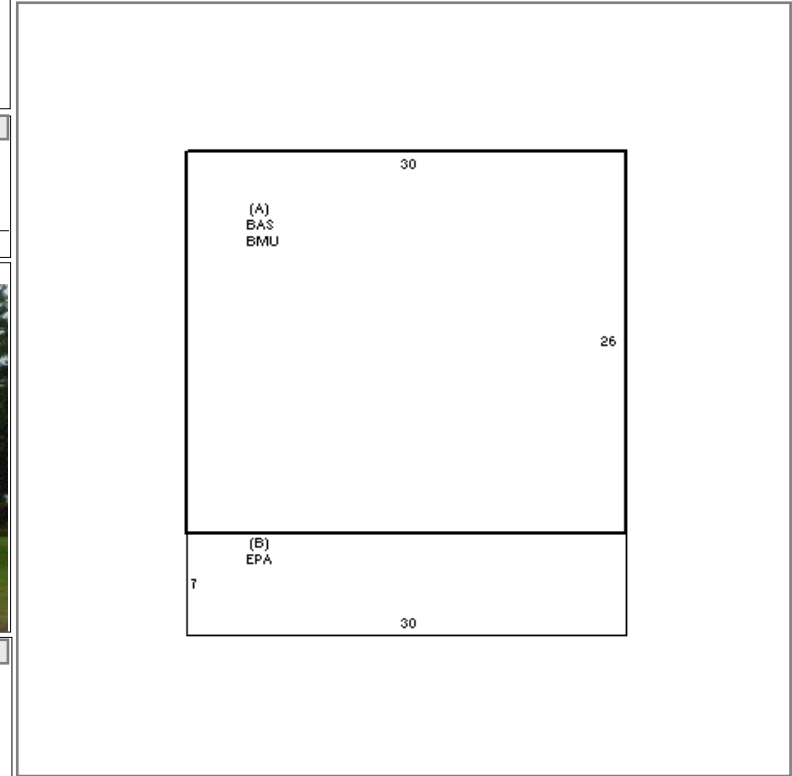
CURRENT OWNER				PARCEL ID				LOCATION			
BLAGDON JANET C TR 54 EMERSON RD NEEDHAM, MA 02492				34-23-12-0				22 GARDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLAGDON JANET C TR				07/19/2017	F		1 (125478)				
BLAGDON JANET C				08/25/2004	A		(105959)				
BLAGDON HARRY M & ANSTIAS				01/01/1949	QS		2858-102				

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	%	

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,458	OS 1.00	100	1.00	440,000	2.37	100	1.00	R03	1.00	370,790

TOTAL	15,464 SF	ZONING	C/W 34-23-13	FRNT	290	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND		370,800	337,100	
Infl1	FACTOR 100			BUILDING		87,700	82,300	
Infl2	PHY 100			DETACHED		2,600	2,500	
				OTHER		0	0	
				TOTAL		461,100	421,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	80 0.20		240	54.75	2,600



BUILDING	CD	ADJ	DESC	MEASURE	10/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/27/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/15/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1921	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	243,524	
NET AREA	780	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	780		50.94	39,734	CONDITION ELEM	CD	
\$NLA(RCN)	\$312	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	780	1921	224.98	175,486	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	210		90.20	18,942	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1952 / 70
																	COND	64 64 %
																	FUNC	0
																	ECON	0
																	DEPR	64 % GD 36
																	RCNLD	\$87,700