

Key: 3528

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.387

LEGAL

LAND

DETACHED

BUILDING

INDING

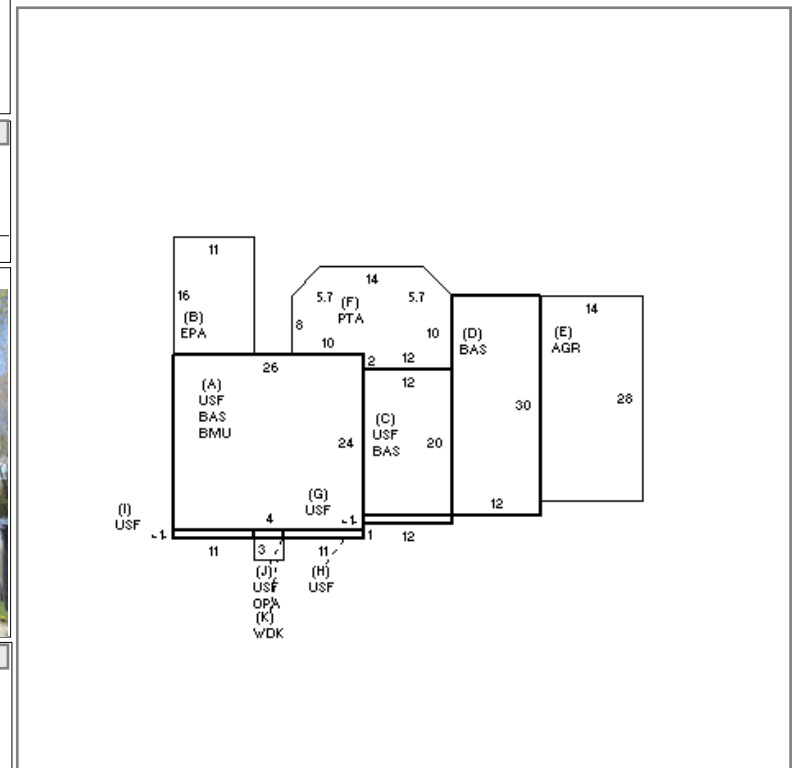
CURRENT OWNER				PARCEL ID				LOCATION			
CONKLIN GREGORY S & S/O SINCLAIR KEVIN J JR & KAIL 37 EDITH HOLMES DR SCITUATE, MA 02066				34-30-6-0				37 EDITH HOLMES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SINCLAIR KEVIN J JR & KAI				04/28/2023	QS	860,000	57866-141				
CONKLIN GREGORY S &				11/19/2018	QS	560,000	50533-254				
TILDEN ROBERT E & LYNN C				09/30/2011	F	1	40386-276				

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	%
21-225	03/15/2021	2	ADDITIONS	60,000	05/12/2021	JD	100	0
21-225	03/15/2021	2	ADDITIONS	60,000	07/07/2022	JD	100	100
99-327	06/01/1999	2	ADDITIONS				100	100
94-390	08/16/1994	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,125	SC	1.00	100	1.00	100	1.00	R04	0.90		346,450

TOTAL	25,125 SF	ZONING	FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,500	332,500
Inf1	FACTOR 100		BUILDING	385,600	353,400		
Inf2	PHY 100		DETACHED	33,300	31,600		
			OTHER	0	0		
					TOTAL	765,400	717,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10 X 12	1995	120	13.93	1,200
IPG	G	1.20	10 0.90 20 X 40		800	40.77	29,400
PTD	A	1.00	10 0.90 10 X 40		400	7.51	2,700



BUILDING	CD	ADJ	DESC	MEASURE	5/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/12/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/17/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	567,041
NET AREA	2,126	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		60.80	37,942		
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	176		99.22	17,463		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,224	1957	228.13	279,235		
				ROOF COVER	1	ASPH SHINGLES	1.00	E	AGR	N	ATT GARAGE	392		51.86	20,328		
				FLOOR COVER	14	COMB	1.00	F	PTA	N	PATIO	272		16.39	4,458		
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	902	1957	207.46	187,131		
				HEATING/COOLING	11	HW/COOL AIR	1.04	J	OPA	N	OPEN PORCH	4		56.65	227		
				FUEL SOURCE	1	OIL	1.00	K	WDK	N	WOOD DECK	12		42.26	507		
									F21	O	FPL 2S 1OP	1		9,062.90	9,063		
									GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	G
																KITCHEN	G
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1971 / 51
																COND	32 32 %
																FUNC	0
																ECON	0
																DEPR	32 % GD 68
																RCNLD	\$385,600