

Key: 3530

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3389

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAMPBELL BENJAMIN T & VAUGHAN ROSEMARISSA 55 JAMES WAY SCITUATE, MA 02066				34-31-16-0				52 EDITH HOLMES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAMPBELL BENJAMIN T & DONOGHUE ANN TRUSTEE				11/29/2018	QS	420,000	50568-92				
DONOGHUE DENIS AND ANN				05/13/1999	F	1	17447-261				
				04/15/1994	QS	151,000	12811-91				

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	%
22-0097	01/26/2022	3	ALTERATIONS	34,716	07/07/2022	JD	100	100
95-630	10/01/1995	3	ALTERATIONS				100	100
91-157	04/13/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,157	SC	1.00	100	1.00	100	1.00	R04	0.90		340,180

TOTAL	20,157 SF	ZONING	FRNT	141	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,200	326,400
Infl1	FACTOR 100		BUILDING	278,500	247,700		
Infl2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
			TOTAL		619,500	574,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 8		64	17.03	800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/29/2019	JD
MODEL	1		RESIDENTIAL	LIST	7/29/2019	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	7/7/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,428	DETAIL ADJ	0.884	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,142		43.11	49,232
\$NLA(RCN)	\$271	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	286		60.52	17,308
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,428	1957	191.19	273,023
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	256		90.20	23,091
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	348		38.40	13,363
				INT FINISH	1	PLASTER	1.00	F11	O	FPL 1S 1OP	1		7,281.00	7,281	
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	386,834
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	V
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$278,500

