**Key: 3531**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,390

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| CARLYLE MICHAEL & DEIRDRE<br>46 EDITH HOLMES DR<br>SCITUATE, MA 02066 | 34-31-17-0 | 46 EDITH HOLMES DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| CARLYLE MICHAEL & DEIRDRE | 04/04/2019 | QS | 595,000 | 50974-284 |
| HACKETT MARY | 02/07/2008 | QS | 380,000 | 35581-296 |
| FOGARTY JOHN J & KERRY | 12/01/2003 | QS | 380,000 | 27133-64 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

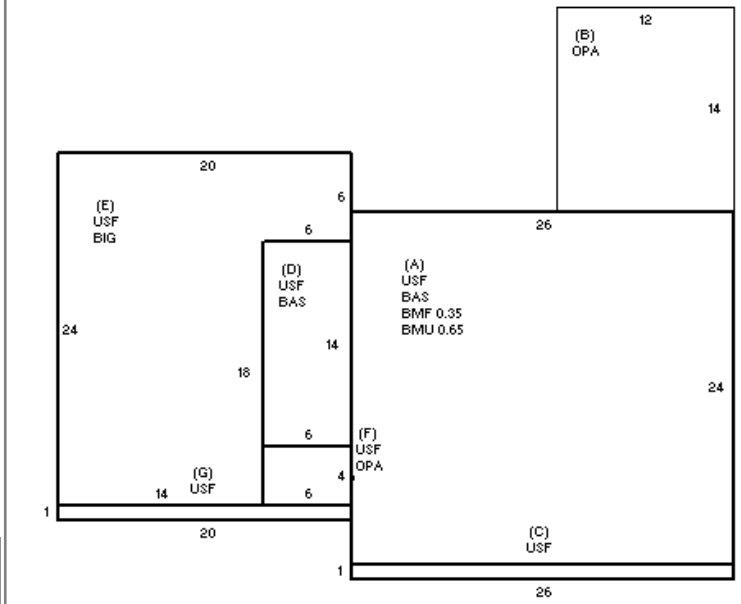
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 13-758 | 11/12/2013 | 2 | ADDITIONS | 60,000 | 07/10/2014 | MR | 100 | 100 |
| 04-30 | 01/16/2004 | 3 | ALTERATIONS | 17,700 | 08/05/2004 | SJ | 100 | 100 |
| | | 7 | OTHERS | | | | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 20,580 | SC 1.00 | 100 1.00 | 100 1.00 | 396,000 | 1.82 | 100 1.00 | R04 0.90 | | | 340,730 |

| TOTAL | 20,560 SF | ZONING | | FRNT | 129 |
|---|---|---|---|---|---|
| Ngh | SCITUATE | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 340,700 | 327,000 |
| BUILDING | 379,900 | 357,000 |
| DETACHED | 700 | 700 |
| OTHER | 0 | 0 |
| TOTAL | **721,300** | **684,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 30 0.70 | | | 10 | 17.03 | 100 |
| SHF | A 1.00 | 30 0.70 | | | 50 | 17.03 | 600 |

PHOTO 07/10/2014

BLDG COMMENTS

MLS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 5/11/2014 | SJ |
|---|---|---|
| LIST | 5/11/2014 | EST |
| REVIEW | 8/31/2020 | JD |

| YEAR BLT | 1957 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,858 | DETAIL ADJ | 1.030 |
| $NLA(RCN) | $243 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 1 | 1.00 |
| TOT FIXTURES | 9 | $7,416 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| EXT COVER | 1 | WD SHINGLES | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH SHINGLES | 1.00 |
| FLOOR COVER | 14 | COMB | 1.00 |
| INT FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 2 | GAS | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 406 | | 55.28 | 22,443 |
| A | BMF | N | BSMT FINISH-SEP | 218 | | 77.60 | 16,916 |
| A | BAS | L | BASE AREA | 624 | 1957 | 210.39 | 131,285 |
| + | OPA | N | OPEN PORCH | 192 | | 51.50 | 9,888 |
| + | USF | L | UPPER STORY FIN | 650 | 1957 | 191.33 | 124,365 |
| D | BAS | L | BASE AREA | 84 | 2013 | 210.39 | 17,673 |
| E | BIG | N | BUILT-IN GARAGE | 372 | | 49.33 | 18,351 |
| + | USF | L | UPPER STORY FIN | 500 | 2013 | 191.33 | 95,665 |
| | F21 | O | FPL 2S 1OP | 1 | | 8,239.00 | 8,239 |

| TOTAL RCN | 452,241 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | U |
| EFF.YR/AGE | 2006 / 16 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | $379,900 |