

Key: 3534

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.393

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCARDLE KEVIN J TR & BOWES CATHY TR 30 EDITH HOLMES DR SCITUATE, MA 02066				34-31-20-0				30 EDITH HOLMES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCARDLE KEVIN J TR & MCARDLE ANNA M TR & KEVIN				10/20/2016	F	47624-113					
MCARDLE KEVIN J & ANNE M				10/22/2010	F	39151-259	1				
				01/01/1958	QS	2571-153					

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	%
95-403	07/01/1995	3	ALTERATIONS				100	100
89-27	01/01/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,689	SC 1.00	100	1.00	396,000	1.81	100	1.00	R04	0.90	340,860

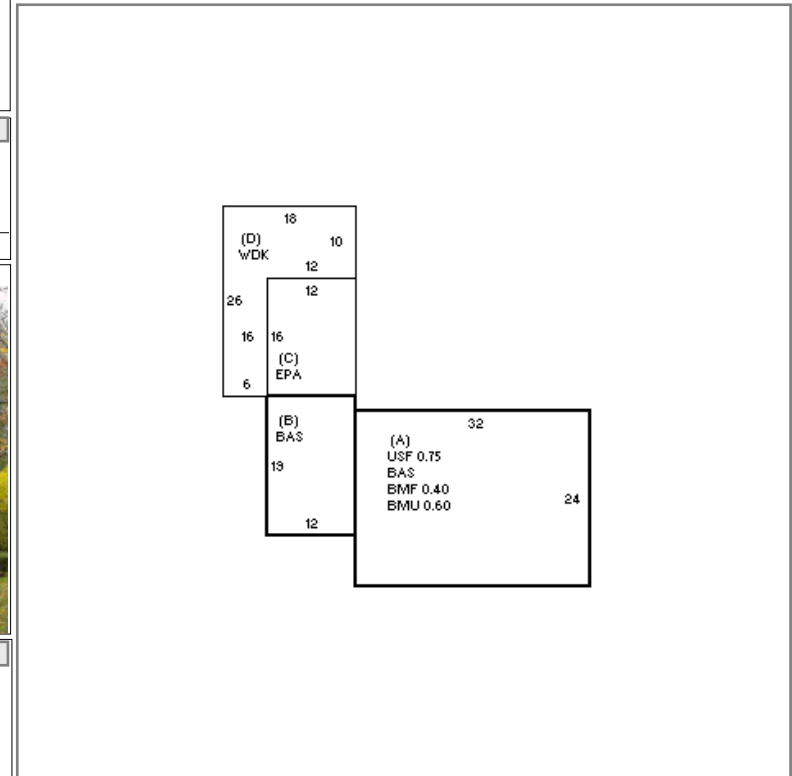
TOTAL	20,691 SF	ZONING	SCITUATE	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	340,900	327,100			
Inf1	FACTOR 100		BUILDING	304,300	274,600			
Inf2	PHY 100		DETACHED	400	300			
			OTHER	0	0			
			TOTAL	645,600	602,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	5/11/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/11/2014	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/8/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	440,959
NET AREA	1,572	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	461		51.24	23,620	CONDITION ELEM	CD
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	307		71.93	22,081	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1958	211.71	121,947	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	996	1958	232.81	231,876	KITCHEN	
				FLOOR COVER	14	COMB	1.00	C	EPA	N	ENCLOSED PORCH	192		90.20	17,318	BATHS	
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	276		38.40	10,598	HEAT	
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O		FPL 2S 10P	1		8,239.00	8,239	ELECT	
				FUEL SOURCE	99	N/A	1.00										



CAPACITY			UNITS	ADJ
STORIES	1.75	1.00		
ROOMS	6	1.00		
BEDROOMS	3	1.00		
BATHROOMS	2	1.00		
# 1/2 BATHS	0	1.00		
TOT FIXTURES	6	\$5,280		
# UNITS	1	1.00		

EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$304,300