Key: 3535

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,394

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HODGKINS HEATHER K 26 EDITH HOLMES DR SCITUATE, MA 02066	34-31-21-0	26 EDITH HOLMES DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HODGKINS HEATHER K	05/14/2014	H	280,000	44316-54
ATTAYA HELEN F	09/12/1988	QS		8701-350
ATTAYA ARTHUR B AND HELEN	01/01/1958	XX		2568-401

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

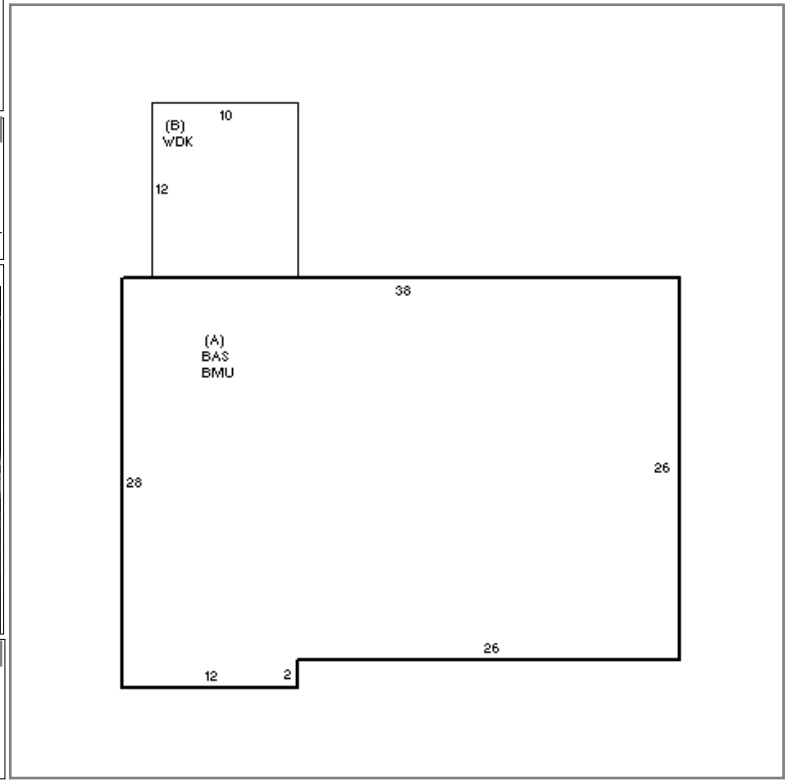
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-741	10/02/2019	3	ALTERATIONS	18,600	06/29/2020	JD	100	100
14-426	07/15/2014	3	ALTERATIONS	8,478	07/22/2015	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,439	SC 1.00	100 1.00	100 1.00	396,000	1.83	100 1.00	R04 0.90			340,530

TOTAL	20,430 SF	ZONING		FRNT	140
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,500	326,800
BUILDING	203,000	180,600
DETACHED	100	100
OTHER	0	0
TOTAL	**543,600**	**507,500**



DETACHED

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

PHOTO 06/29/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2015	SJ
LIST	7/22/2015	EST
REVIEW	6/29/2020	ER

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,012	DETAIL ADJ	0.850
$NLA(RCN)	$264	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,040
# 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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,012		46.98	47,547
A	BAS	L	BASE AREA	1,012	1957	202.11	204,540
B	WDK	N	WOOD DECK	120		38.40	4,608
	F11	O	FPL 1S 1OP	1		7,281.00	7,281
	ODS	O	OUT DOOR SHOWER	1		1,141.00	1,141

TOTAL RCN 267,157

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE 1991 / 31

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $203,000