

Key: 3539

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3398

LEGAL

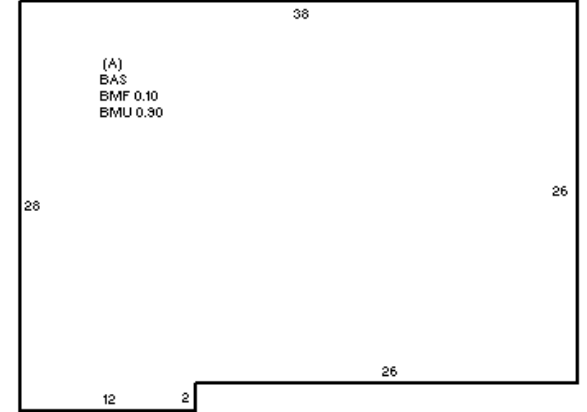
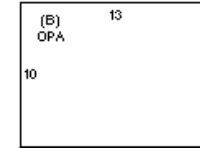
LAND

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| THOMPSON ELIZABETH A &<br>GRANT SUSAN J<br>6 EDITH HOLMES DR<br>SCITUATE, MA 02066 |  |  |  | 34-31-25-0 |    |            |              | 6 EDITH HOLMES DR |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| THOMPSON ELIZABETH A &<br>THOMPSON LLOYD M SR & JAN                                |  |  |  | 03/05/2010 | A  | 120,000    | 38298-345    |                   |  |  |  |
| THOMPSON LLOYD M & JANE  |  |  |  | 05/12/2003 | F  |            | 25105-312    |                   |  |  |  |
|  |  |  |  | 01/01/1957 | QS |            | 2539-6       |                   |  |  |  |

| 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 %  |
|        |        |               |      |        |       |    |        |

| CD  | T | AC/SF/UN | Ngh     | Infl1 | Infl2 | ADJ BASE | SAF  | Infl3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 21,900   | SC 1.00 | 100   | 1.00  | 396,000  | 1.72 | 100   | 1.00 | R04 | 0.90       | 342,420   |

| TOTAL | 21,911 SF  | ZONING | FRNT 233 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|----------|---------|----------|
| Ngh   | SCITUATE   | NOTE   |          | LAND     | 342,400 | 328,600  |
| Infl1 | FACTOR 100 |        | BUILDING | 186,300  | 168,100 |          |
| Infl2 | PHY 100    |        | DETACHED | 0        | 0       |          |
|       |            |        | OTHER    | 0        | 0       |          |
|       |            |        |          | TOTAL    | 528,700 | 496,700  |



DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/11/2014 | SJ  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/11/2014 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]      | REVIEW  | 4/8/2011  | ER  |
| 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     | TOTAL RCN      | 270,020 |  |
|--------------|-------|------------|---------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA     | 1,012 | DETAIL ADJ | 0.850   | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A   | BMU | N | BSMT UNFINISHED | 911   |      | 46.98     | 42,802  | CONDITION ELEM | CD      |  |
| \$NLA(RCN)   | \$267 | OVERALL    | 1.000   | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A   | BMF | N | BSMT FINISH-SEP | 101   |      | 65.96     | 6,662   | EXTERIOR       |         |  |
|              |       |            |         | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | BAS | L | BASE AREA       | 1,012 | 1957 | 202.11    | 204,540 | INTERIOR       |         |  |
|              |       |            |         | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B   | OPA | N | OPEN PORCH      | 130   |      | 51.50     | 6,695   | KITCHEN        |         |  |
|              |       |            |         | FLOOR COVER     | 14 | COMB           | 1.00 | F11 | O   | O | FPL 1S 1OP      | 1     |      | 7,281.00  | 7,281   | BATHS          |         |  |
|              |       |            |         | INT FINISH      | 1  | PLASTER        | 1.00 |     |     |   |                 |       |      |           |         | HEAT           |         |  |
|              |       |            |         | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |     |     |   |                 |       |      |           |         | ELECT          |         |  |
|              |       |            |         | FUEL SOURCE     | 99 | N/A            | 1.00 |     |     |   |                 |       |      |           |         |                |         |  |
| CAPACITY     |       | UNITS      | ADJ     |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         |  |
| STORIES      |       | 1          | 1.00    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         |  |
| ROOMS        |       | 6          | 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    |                 |    |                |      |     |     |   |                 |       |      |           |         |                |         |  |

|            |            |
|------------|------------|
| EFF.YR/AGE | 1972 / 50  |
| COND       | 31 31 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 31 % GD 69 |
| RCNLD      | \$186,300  |