

Key: 5448

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.178

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOOMEY JOHN & ALISON 18 EDITH HOLMES DR SCITUATE, MA 02066				45-16-32-F				30 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOOMEY JOHN & ALISON				10/30/2019	O	380,000	51874-16				
LENDVAY CARMEN				01/08/2010	H		N/A-N/A				
LENDVAY REZSO KAROLY				01/01/1977	QS		4190-465				

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	%
19-923	12/13/2019	3	ALTERATIONS	16,500	07/17/2020	JD	100	100
91-486	09/20/1991	3	ALTERATIONS				100	100

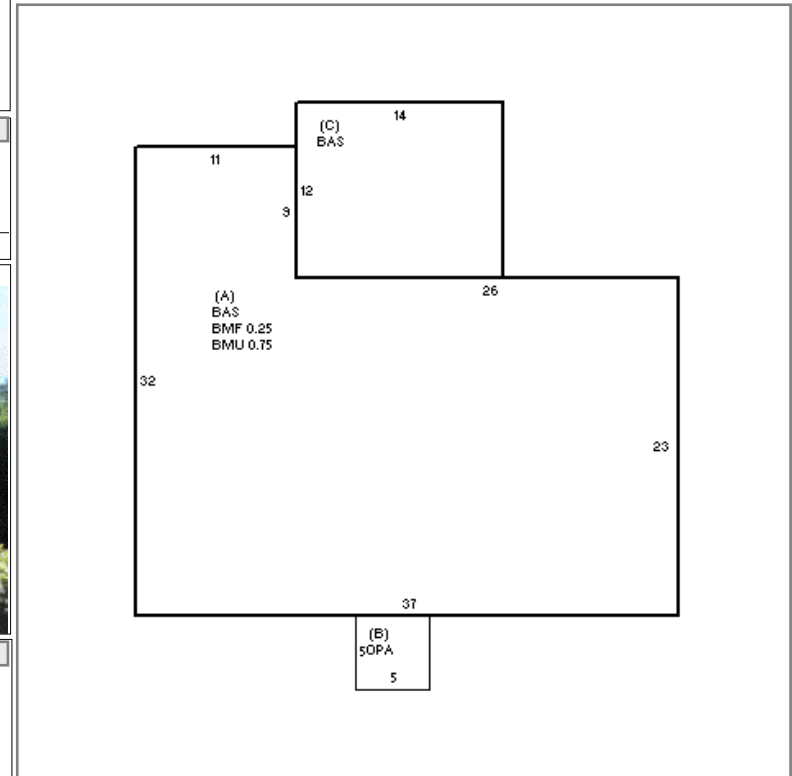
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,910	HBR 1.00	100	1.00	100	1.00	616,000	2.31	100	1.00	R02 1.40	520,130

TOTAL	15,910 SF	ZONING	HARBOR	FRNT	113	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	520,100	439,100			
Inf1	FACTOR 100		BUILDING	184,800	164,400			
Inf2	PHY 100		DETACHED	700	700			
			OTHER	0	0			
			TOTAL	705,600	604,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	-	0.90 60 0.40	14 X 11		154	11.72	700	07/16/2020



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	7/17/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/17/2020	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/9/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,118	DETAIL ADJ	0.850
\$NLA(RCN)	\$250	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	713		47.83	34,100
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	238		67.14	15,979
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	25		51.52	1,288
ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,118	1950	196.20	219,354
FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP		1		7,281.00	7,281
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	280,042
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1970 / 52
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$184,800