Key: 6030

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,732

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
EDWARDS THOMAS B & LOIS M TR 51 OTIS PL SCITUATE, MA 02066	50-5-9-0	51 OTIS PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
EDWARDS THOMAS B & LOIS M	06/19/2007	F	1	34694-132
EDWARDS THOMAS B & LOIS	01/01/1983	QS		5422-113
GREEK BLANCHE E	01/01/1974	XX		3888-418

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	%
		7	OTHERS		05/24/2023	JD	100	100
13-262	05/16/2013	3	ALTERATIONS	2,200	08/08/2013	SJ	100	100
97-37	01/31/1999	3	ALTERATIONS				100	100
94-587	11/22/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,227	HBR 1.00	100 1.00	100 1.00	616,000	2.41	100 1.00	R08 1.40			518,580

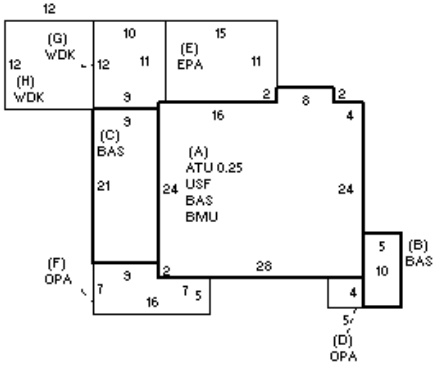
TOTAL	15,227 SF	ZONING		FRNT	155
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	518,600	437,800
BUILDING	289,600	169,500
DETACHED	6,400	4,400
OTHER	0	0
TOTAL	**814,600**	**611,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	70 0.30	24X16		384	44.98	5,200
SHF	A 1.00	30 0.70	12X10		120	13.93	1,200

PHOTO 05/24/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2023	JD
LIST	5/24/2023	JD
REVIEW	3/21/2011	ER

YEAR BLT	1915	SIZE ADJ	1.000
NET AREA	1,615	DETAIL ADJ	1.224
$NLA(RCN)	$332	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.25	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$6,463
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	688		58.58	40,304
A	USF	L	UPPER STORY FIN	688	1915	257.59	177,221
A	ATU	N	ATTIC UNF	172		40.70	7,000
+	BAS	L	BASE AREA	927	1915	283.25	262,576
+	OPA	N	OPEN PORCH	118		56.65	6,685
E	EPA	N	ENCLOSED PORCH	165		99.22	16,371
+	WDK	N	WOOD DECK	263		42.24	11,109
	FPL	O	FIREPLACE	1		8,594.30	8,594
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	536,323

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	A

EFF.YR/AGE	1961 / 61	
COND	46	46 %
FUNC	0	
ECON	0	
DEPR	46	% GD 54
RCNLD		$289,600