

Key: 6631

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.333

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KINNEY MICHAEL & HEATHER				34-28-6-0				51 EDGAR RD				
51 EDGAR RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				KINNEY MICHAEL & HEATHER				03/16/2011	QS	400,000	(115801)	
				ZILONIS STEPHEN A & MARIA				08/29/1996	QS	110,000	(90159)	
				HAFFERMEHL ALDEN & HELEN				07/26/1988	XX		(C00077328)	

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	%
16-246	05/11/2016	3	ALTERATIONS	567	07/01/2016	SJ	100	100
04254	05/07/2004	3	ALTERATIONS	10,000	08/05/2004	SJ	100	100
98-160	04/27/1998	2	ADDITIONS				100	100
97-488	08/22/1997	3	ALTERATIONS				100	100
96-407	09/04/1996	3	ALTERATIONS				100	100

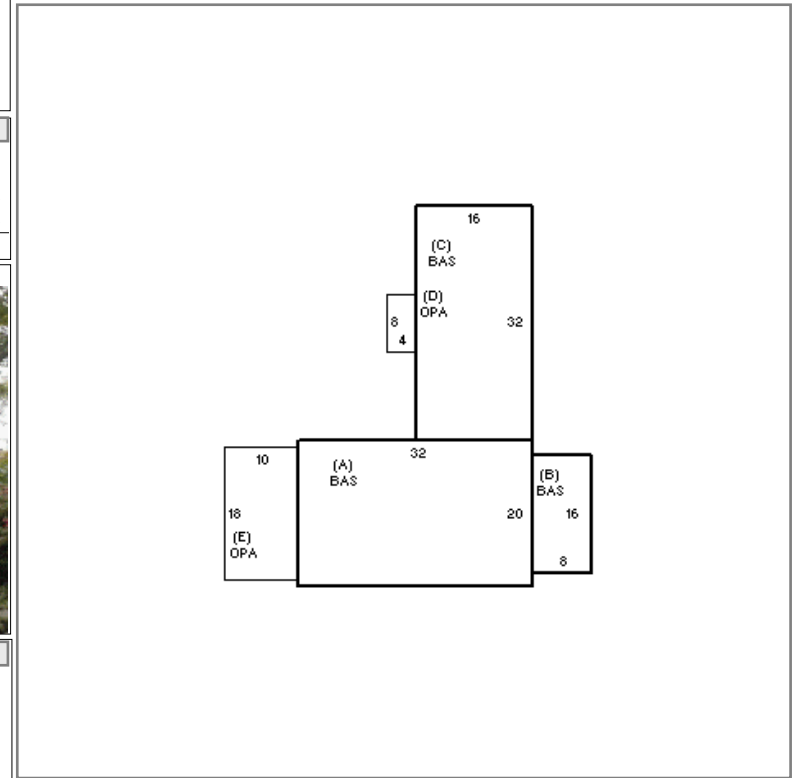
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,841	OS 1.00	100	1.00	440,000	3.05	100	1.00	R03	1.00	364,650

TOTAL	11,848 SF	ZONING	FRNT	201	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	C/W 5		LAND	364,700	331,500
Inf1	FACTOR 100		LAND	230,200	204,900		
Inf2	PHY 100		BUILDING	0	0		
			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	594,900	536,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
 FY12 QUALITY CHANGE FROM AVG TO AVG+ PER FIELD REVIEW. STYLE CHANGE FROM RANCH TO COTT/BUNG.



BUILDING	CD	ADJ	DESC	MEASURE	4/7/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/7/2010	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/15/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	291,366	
NET AREA	1,280	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	1,280	1936	203.78	260,838	CONDITION ELEM	CD	
\$NLA(RCN)	\$228	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	OPA	N	OPEN PORCH	212		56.65	12,010	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		8,009.10	8,009	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112	KITCHEN		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS		
				INT FINISH	1	PLASTER	1.00									HEAT		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	2000 / 22
																	COND	20 20 %
																	FUNC	0
																	ECON	0
																	DEPR	21 % GD 79
																	RCNLD	\$230,200