

Key: 7354

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.030

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
EDMONDSON-SMITH LESLEY P PO BOX 656 HUMAROCK, MA 02047				71-5-6-0				26 CONCORD ST				
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)				
EDMONDSON-SMITH LESLEY P				01/31/2000	QS	379,000 (96918)						
FELLINI DORA R				01/01/1964	XX	34195-0						
FELLINI DORA R				01/01/1964	QS	12,000 (C00034195)						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	HUM 1.00	100	1.00	550,000	2.44	100	1.00	R08	1.25	462,560

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 %
05-736	11/03/2005	2	ADDITIONS	15,000	09/13/2006	SJ	100 100

LAND

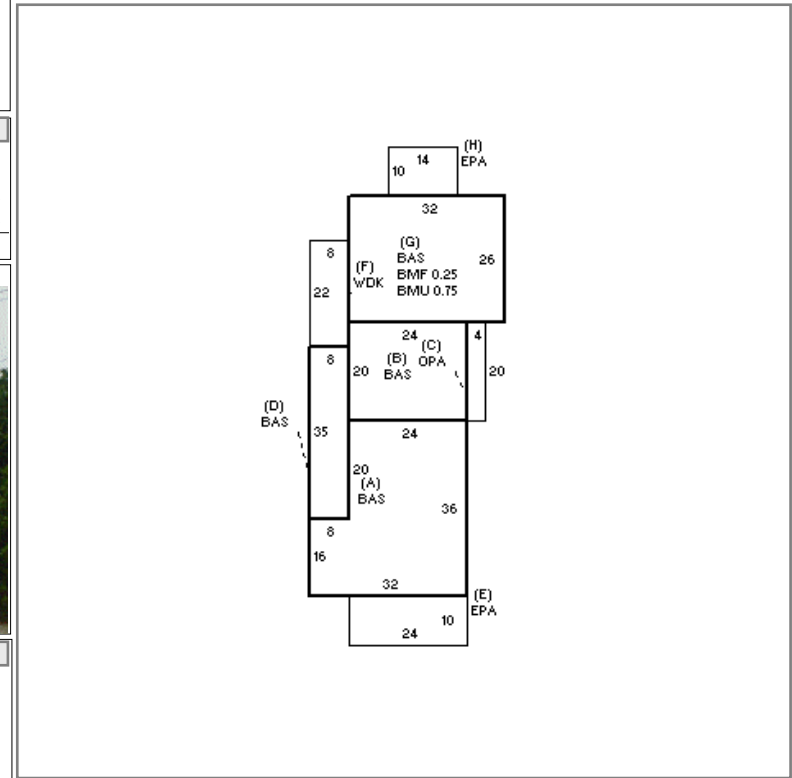
TOTAL	14,985 SF	ZONING	FRNT	244	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	N O T E	C/W 7		LAND	462,600	420,500
Inf1	FACTOR 100		BUILDING	410,800	370,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	873,400	791,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/5/2010	PL
MODEL	1		RESIDENTIAL	LIST	12/5/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/9/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1953	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	595,379
NET AREA	2,584	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	2,584	1953	184.15	475,850		
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	OPA	N	OPEN PORCH	80		56.65	4,532		
				ROOF SHAPE	1	GABLE	1.00	+	EPA	N	ENCLOSED PORCH	380		99.22	37,704		
				ROOF COVER	1	ASPH SHINGLES	1.00	F	W/DK	N	WOOD DECK	176		42.24	7,434		
				FLOOR COVER	14	COMB	1.00	G	BMU	N	BSMT UNFINISHED	624		54.88	34,243		
				INT FINISH	1	PLASTER	1.00	G	BMF	N	BSMT FINISH-SEP	208		77.04	16,024		
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	O	BSMT GARAGE	2		2,740.10	5,480		
				FUEL SOURCE	99	N/A	1.00	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009		
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$410,800