Key: 2152

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,078

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEACHAM DAVINA P **8 STUDLEY ROYAL** **SCITUATE, MA 02066**	**20-3-17-0**	**8 STUDLEY ROYAL**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEACHAM DAVINA P	03/21/2022	QS	665,000	56585-84
ZACCARDI PETER TR	05/26/2021	O	430,000	55047-172
SANTIA LILLIAN R & MARY	01/01/1978	QS		4262-122

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

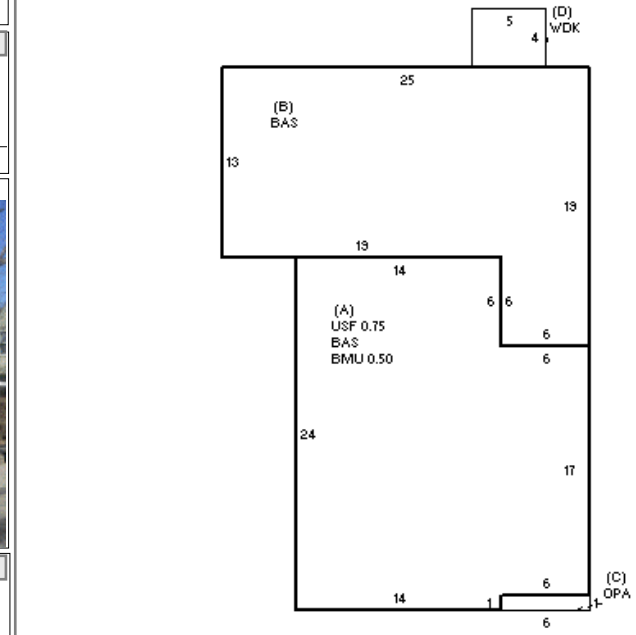
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
E21-1486	12/16/2021	7	OTHERS	17,000	03/21/2022	JD	100	100
21-1438	11/16/2021	3	ALTERATIONS	27,500	03/21/2022	JD	100	100
SS2015		5	SPLIT/SUB/LA				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,147	NS 1.00	100 1.00	100 1.00	374,000	4.92	100 1.00	R03 0.85			301,830

TOTAL	7,147 SF	ZONING		FRNT	67
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	301,800	290,500
BUILDING	264,200	235,200
DETACHED	5,500	5,300
OTHER	0	0
TOTAL	**571,500**	**531,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.80	70 0.30	20X14		280	43.80	3,700
SHF	A 1.00	40 0.60	6X10		60	17.03	600
PTD	G 1.20	10 0.90	12X10	2021	120	11.38	1,200

PHOTO 03/22/2022

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/21/2022	JD
LIST	3/21/2022	EST
REVIEW	3/25/2011	KT

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,128	DETAIL ADJ	1.224
$NLA(RCN)	$293	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,875
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	219		63.15	13,830
A	USF	L	UPPER STORY FIN	329	1920	256.23	84,299
+	BAS	L	BASE AREA	799	1920	281.76	225,124
C	OPA	N	OPEN PORCH	6		51.50	309
D	WDK	N	WOOD DECK	20		38.40	768

TOTAL RCN 330,205

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U

EFF.YR/AGE 2002 / 20

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $264,200