

Key: 3941

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.760

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOLMES SCOTT B & SYDNEE S 284 BEAVER DAM ROAD SCITUATE, MA 02066				38-1-14-0				284 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HOLMES SCOTT B & SYDNEE S				06/24/1998	QS	230,000		16327-185			
BROOKS ROBERT E				05/15/1996	QS	200,000		14361-262			
YOUNG EVELIN				03/29/1991	QS	145,000		10208-332			

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	%
08-075	02/21/2008	3	ALTERATIONS	3,000	07/07/2008	SJ	100	100
08-075	02/21/2008	3	ALTERATIONS	3,000	08/28/2009	SJ	100	100
92-596	07/23/1991	3	ALTERATIONS				100	100
91-107	04/01/1991	3	ALTERATIONS				100	100
90-689	11/07/1990	3	ALTERATIONS				100	100

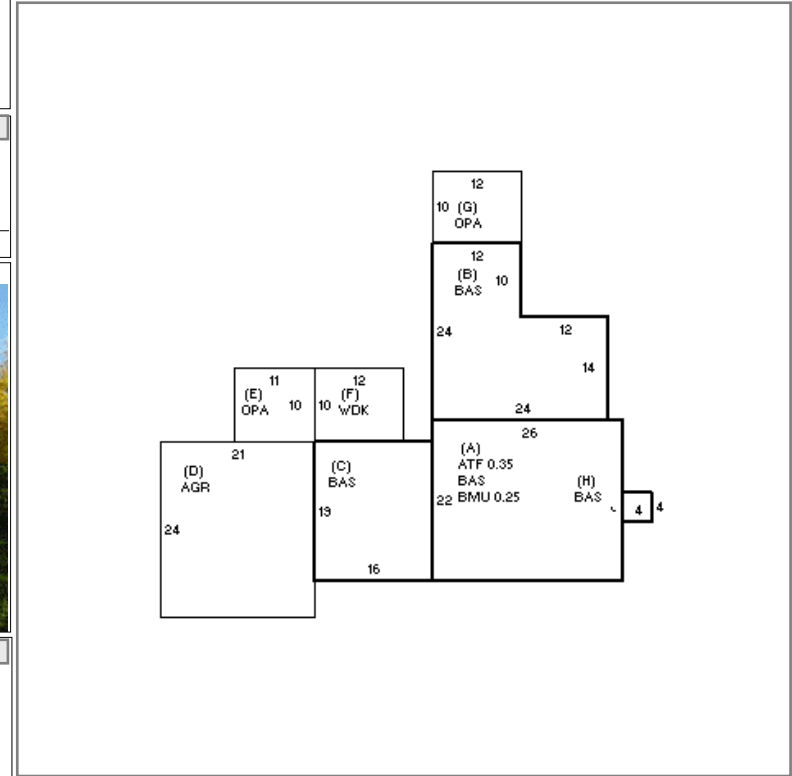
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,100	SC	1.00	100	1.00	100	1.00	R02	0.90		352,390

TOTAL	30,100 SF	ZONING	FRNT	482	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	352,400	338,200
Inf1	FACTOR 100		BUILDING	167,500	157,300		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
					<b>TOTAL</b>	<b>521,100</b>	<b>496,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12 X 16		192	12.38
							1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/27/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	465,244
NET AREA	1,548	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	143		69.46	9,933		
\$NLA(RCN)	\$301	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	200	1930	170.93	34,187		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,348	1930	264.56	356,626		
				ROOF COVER	2	WOOD SHINGLES	1.01	D	AGR	N	ATT GARAGE	504		48.41	24,400		
				FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	230		56.65	13,030		
				INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	120		42.24	5,069		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O		FPL 1S 1OP	2		8,009.10	16,018		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	0
																ECON	0
																DEPR	64 % GD 36
																RCNLD	\$167,500