

Key: 4011

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.829

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FRICKER JASON H & KIMBERLEE E				38-5-19-0				270 BEAVER DAM RD				
270 BEAVER DAM RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				FRICKER JASON H & KIMBERL				07/18/2016	QS	370,000	(123749)	
				MacDONALD JEROME P				11/17/2003	QS	265,000	(104497)	
				MACDONALD JEROME P & ANNE				11/20/1998	QS	265,000	N/A-N/A	

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 %
00-347	07/31/2000	3	ALTERATIONS				100 100
88-553	09/01/1988	2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	38,404	SC	1.00	100	1.00	1.00	396,000	1.04	100	1.00	R02 0.90	361,800

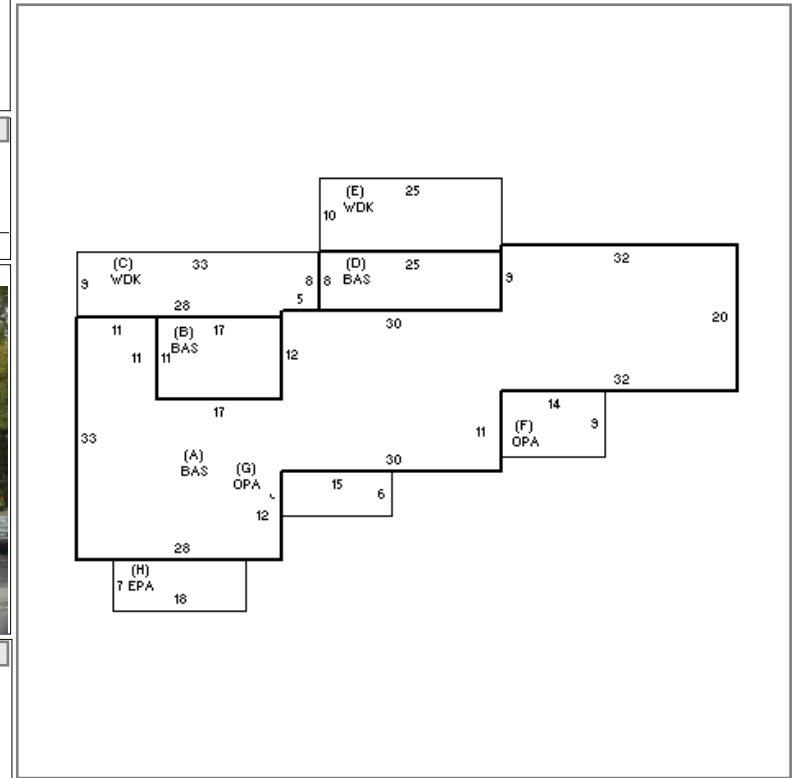
TOTAL	38,404 SF	ZONING	FRNT	261	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	361,800	347,200		
Infl1	FACTOR 100		BUILDING	198,600	184,700		
Infl2	PHY 100		DETACHED	17,700	16,800		
			OTHER	0	0		
			TOTAL	578,100	548,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	40 0.60	1988	768	37.25	17,200
SHF	A	1.00	30 0.70		40	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	9/17/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/17/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/5/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1945	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,424	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	2,424	1945	160.48	388,996
\$NLA(RCN)	\$186	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	WDK	N	WOOD DECK	542		38.40	20,813
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	216		51.50	11,124
				ROOF COVER	1	ASPH SHINGLES	1.00	H	EPA	N	ENCLOSED PORCH	126		90.20	11,365
				FLOOR COVER	2	SOFTWOOD	1.00		F11	O	FPL 1S 1OP	2		7,281.00	14,562
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	451,469
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$198,600