Key: 4013

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3,831

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
O'BRIEN MARY ELLEN & ERYNN 254 BEAVER DAM RD SCITUATE, MA 02066	38-5-21-0	254 BEAVER DAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
O'BRIEN MARY ELLEN & ERYN	06/19/2015	QS	530,000	(121988)
WALLACE EBEN JR & GLENNA	01/01/1953	QS		(17581)

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	%
21-58	01/25/2021	2	ADDITIONS	55,170	07/20/2021	JD	100	100
SS16		5	SPLIT/SUB/LA		04/28/2015	SJ	100	100
00-111	04/04/2000	3	ALTERATIONS				100	100
90-702	11/16/1990	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,451	SC 1.00	100 1.00	100 1.00	396,000	1.68	100 1.00	R02 0.90			343,130

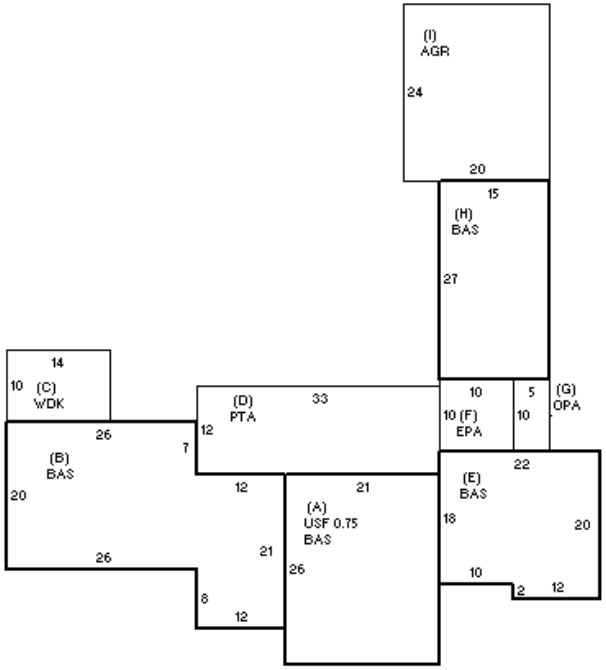
TOTAL	22,451 SF	ZONING		FRNT	264
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,100	329,300
BUILDING	470,900	418,800
DETACHED	18,000	17,200
OTHER	0	0
TOTAL	**832,000**	**765,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80		2000	80	15.97	1,000
IPF	A 1.00	10 0.90	16 X 35	2021	560	33.76	17,000

PHOTO 07/29/2021



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2015	SJ
LIST	7/11/2000	EST
REVIEW	7/20/2021	JD

BLDG COMMENTS

FY12 FR-CONV TO CAPE

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	2,553	DETAIL ADJ	1.122
$NLA(RCN)	$263	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,925
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,143	1950	238.84	511,825
A	USF	L	UPPER STORY FIN	410	1950	217.20	89,051
C	WDK	N	WOOD DECK	140		42.24	5,914
D	PTA	N	PATIO	396		16.39	6,490
F	EPA	N	ENCLOSED PORCH	100		99.22	9,922
G	OPA	N	OPEN PORCH	50		56.65	2,833
I	AGR	N	ATT GARAGE	480		49.00	23,518
	FPL	O	FIREPLACE	1		8,594.30	8,594
	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	672,664

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

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$470,900