

Key: 4076

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.894

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DEFILIPPO TERRY ANN & S/O DEFILIPPO TERRY & FRANCES 252 BEAVER DAM RD SCITUATE, MA 02066				38-9-5-0				252 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DEFILIPPO TERRY & FRANCES				08/10/2023	A	100 (135734)					
DEFILIPPO TERRY ANN &				10/22/2013	A	180,000 (119706)					
SNOW JEAN E				07/09/1990	QS	(80347)					

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	%
19-782	10/16/2019	3	ALTERATIONS	8,000	07/06/2020	JD	100	100
16-278	05/24/2016	7	OTHERS	4,000	07/07/2016	SJ	100	100

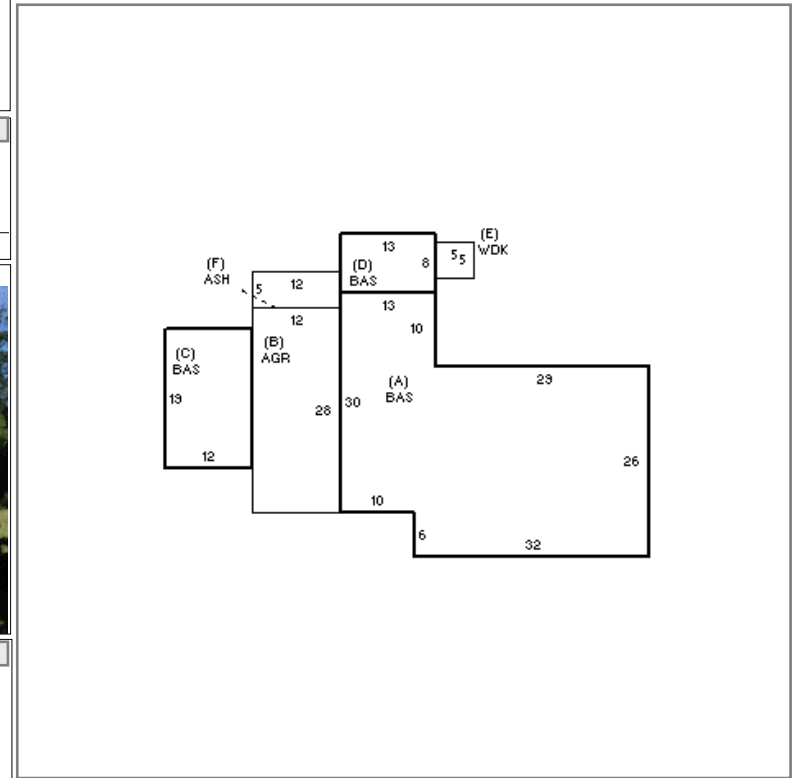
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,452	SC	1.00	1.00	396,000	2.12	1.00	R02	0.90		336,540

TOTAL	17,452 SF	ZONING	FRNT	277	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	336,500	322,900		
Inf1	FACTOR 100		BUILDING	206,200	183,300		
Inf2	PHY 100		DETACHED	1,500	1,400		
			OTHER	0	0		
			TOTAL	544,200	507,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	50 0.50	10 X 6	60	15.33	500
SHF	A	1.00	30 0.70	8 X 12	96	14.95	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/6/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/6/2020	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

LOADING

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	286,363	
NET AREA	1,494	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,494	1951	172.84	258,219	CONDITION ELEM	CD	
\$NLA(RCN)	\$192	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	AGR	N	ATT GARAGE	336		49.48	16,625	EXTERIOR	G	
				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	25		38.40	960	INTERIOR	G	
				ROOF COVER	1	ASPH SHINGLES	1.00	F	ASH	N	ATT SHED	60		22.35	1,341	KITCHEN	G	
				FLOOR COVER	14	COMB	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281	BATHS	G	
				INT FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A	
				FUEL SOURCE	1	OIL	1.00											
																	EFF.YR/AGE	1977 / 45
																	COND	28 28 %
																	FUNC	0
																	ECON	0
																	DEPR	28 % GD 72
																	RCNLD	\$206,200