

Key: 4120

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.938

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAYES WILLIAM H & CHRISTINE L				38-11-12-0				245 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAYES WILLIAM H & MICHAELS CHRISTINE L				06/20/2018	F	1 (126994)					
DELANIS SUSAN L				09/09/1996	QS	180,000 (90233)					
				01/01/1984	XX	69591-0					

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	%
03-481	08/11/2003	3	ALTERATIONS	91,000	08/17/2004	SJ	100	100

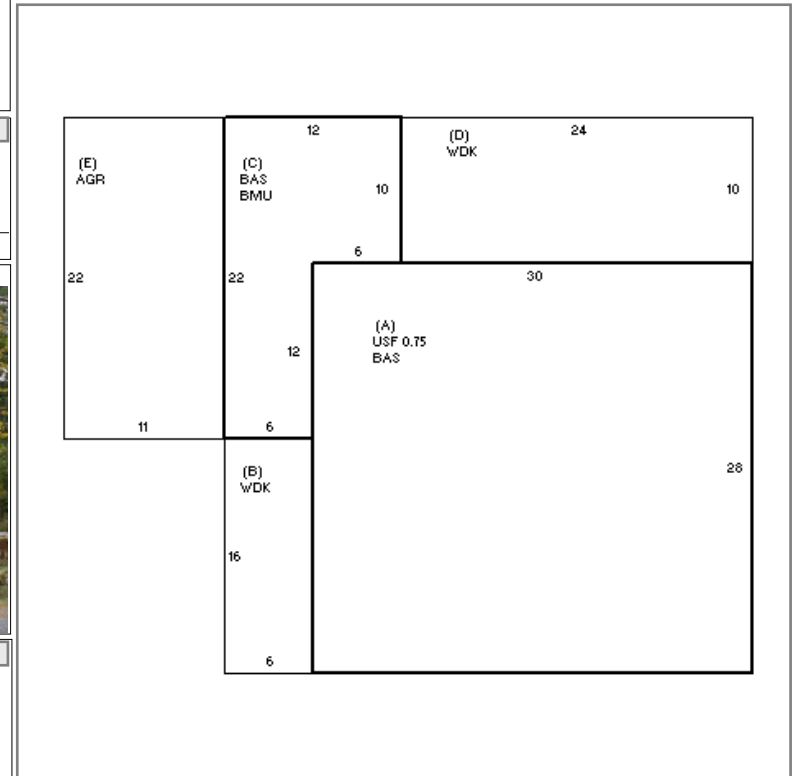
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,616	SC 1.00	100	1.00	396,000	2.87	100	1.00	R02	0.90	329,430

TOTAL	12,632 SF	ZONING	FRNT	229	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	329,400	316,100
Inf1	FACTOR 100		BUILDING	319,000	287,900		
Inf2	PHY 100		DETACHED	1,000	900		
			OTHER	0	0		
					TOTAL	649,400	604,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [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	TOTAL RCN	462.309		
NET AREA	1,662	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,032	1945	253.03	261,125	CONDITION ELEM CD			
\$NLA(RCN)	\$278	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	630	1945	230.10	144,964	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	336		42.24	14,192	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BMU	N	BSMT UNFINISHED	192		69.47	13,338	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	E	AGR	N	ATT GARAGE	242		61.46	14,874	BATHS			
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 10P	1		8,009.10	8,009	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00											ELECT	
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE 1972 / 50	
																		COND 31 31 %	
																		FUNC 0	
																		ECON 0	
																		DEPR 31 % GD 69	
																		RCNLD \$319,000	