

Key: 4129

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.947

LEGAL

LAND

DETACHED

BUILDING

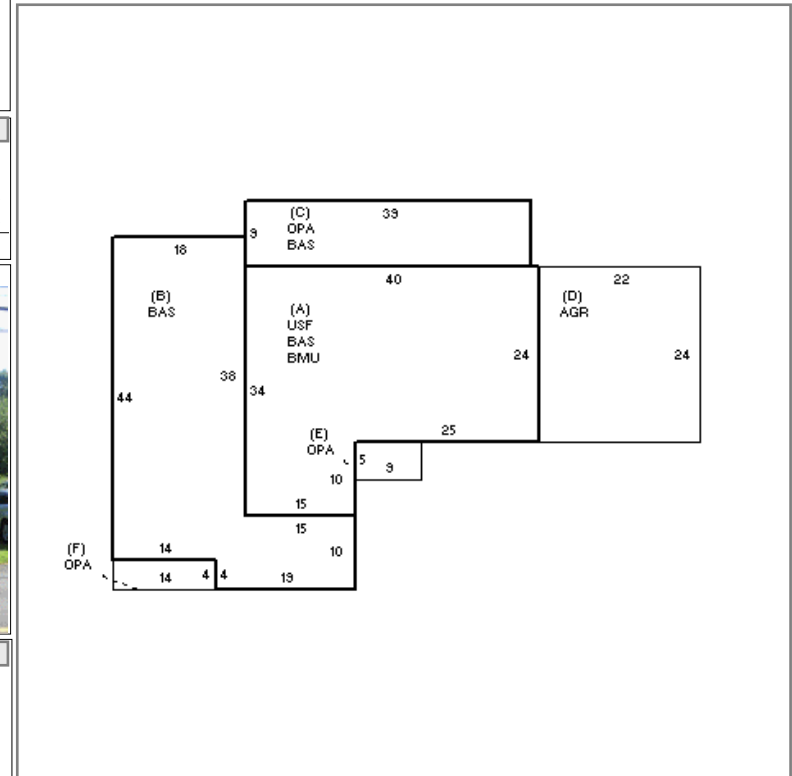
CURRENT OWNER				PARCEL ID				LOCATION			
BURLONE FRANCIS C & FLAHERTY MARY 259 BEAVER DAM RD SCITUATE, MA 02066				38-11-14-0				259 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BURLONE FRANCIS C & O'HARA JOHN F & CLAIRE A				05/18/2007	O	485,000		(110538)			
				01/01/1954	QS	(19715)					

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 %
19-797	10/24/2019	3	ALTERATIONS	86,500	07/06/2020	JD	100 100
19-525	07/17/2019	3	ALTERATIONS	300,000	07/06/2020	JD	100 100
19-209	04/03/2019	3	ALTERATIONS	10,000	07/31/2019	JD	100 50
19-209	04/03/2019	3	ALTERATIONS	10,000	07/06/2020	JD	100 100
07-337	06/20/2007	2	ADDITIONS	35,000	07/21/2008	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,759	SC 1.00	100	1.00	100	1.00	396,000	1.60	100	1.00	R02 0.90	344,760

TOTAL	23,740 SF	ZONING	FRNT 207	ASSESSED	CURRENT PREVIOUS
Ngh	SCITUATE	NOTE IN-LAW/ACCESSORY DWG.	LAND	344,800	330,800
Inf1	FACTOR 100		BUILDING	609,800	542,700
Inf2	PHY 100		DETACHED	0	0
			OTHER	0	0
			TOTAL	954,600	873,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/14/2015	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	7/6/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING

YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	781,750			
NET AREA	3,529	DETAIL ADJ	0.936	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,110		50.38	55,927	CONDITION ELEM	CD			
\$NLA(RCN)	\$222	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,110	1954	173.69	192,795	EXTERIOR	A			
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	2,419	1954	190.99	462,017	INTERIOR	G			
				ROOF COVER	8	TAR + GRAVEL	1.00	D	AGR	N	ATT GARAGE	528		47.88	25,280	KITCHEN	G			
				FLOOR COVER	14	COMB	1.00	+	OPA	N	OPEN PORCH	452		56.65	25,606	BATHS	G			
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT	U			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U			
				FUEL SOURCE	1	OIL	1.00													
																		EFF.YR/AGE	1997 / 25	
																		COND	22 22 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	22 % GD 78	
																		RCNLD	\$609,800	