

Key: 4131

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.949

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|--|--|--|--|-------------------|----|------------|--------------|
| MACINTYRE RODERICK G & MARY ANN K | | | | 38-11-15-0 | | | | 273 BEAVER DAM RD | | | |
| 273 BEAVER DAM RD SCITUATE, MA 02066 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | MACINTYRE RODERICK G & LEONHARDI DAVID V AND CAM | | | | 09/03/1997 | QS | 295,000 | (91991) |
| | | | | SEATON CATHERINE M & JAME | | | | 09/01/1994 | QS | 240,000 | (C00086937) |
| | | | | | | | | 12/23/1991 | XX | 100 | (C00082359) |

| 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 | % |
| 16-395 | 07/15/2016 | 7 | OTHERS | 15,000 | 07/13/2017 | SJ | 100 | 100 |
| 95-486 | 08/01/1995 | 3 | ALTERATIONS | | | | 100 | 100 |
| 90-411 | 07/17/1990 | 3 | ALTERATIONS | | | | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 40,000 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R02 | 0.90 | | 363,640 |
| 300 | A | 0.008 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R02 | 0.90 | | 140 |

| TOTAL | 40,368 SF | ZONING | FRNT | 581 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | SCITUATE | NOTE | LAND | 363,800 | 349,100 | | |
| Inf1 | FACTOR 100 | | BUILDING | 457,700 | 413,200 | | |
| Inf2 | PHY 100 | | DETACHED | 3,600 | 3,400 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 825,100 | 765,700 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | G | 1.20 | 10 0.90 | 12 X 24 | 2016 | 288 | 13.83 |
| | | | | | | | 3,600 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 6/1/2009 | PL |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/1/2009 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 4/4/2011 | ER |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1951 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,641 | DETAIL ADJ | 0.867 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 604 | | 49.32 | 29,789 |
| \$NLA(RCN) | \$251 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 604 | | 69.24 | 41,819 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 2,641 | 1951 | 183.55 | 484,755 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | PTA | N | PATIO | 525 | | 16.39 | 8,605 |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | D | AGR | N | ATT GARAGE | 528 | | 47.88 | 25,280 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | D | ATU | N | ATTIC UNF | 264 | | 40.70 | 10,745 |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | + | OPA | N | OPEN PORCH | 756 | | 56.65 | 42,827 |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | F | CAN | N | CANOPY | 208 | | 18.70 | 3,890 |
| | | | | | | | | F11 | O | | FPL 1S 1OP | 1 | | 8,009.10 | 8,009 |

| TOTAL RCN | 663,348 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1972 / 50 |
| COND | 31 31 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 31 % GD 69 |
| RCNLD | \$457,700 |

