

Key: 4794

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.546

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HAMEL ROBERT R & EILEEN M 41 DAMON ROAD SCITUATE, MA 02066				46-11-12-0				41 DAMON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HAMEL ROBERT R & EILEEN M				08/28/2002	D	600,000	(101923)				
GUARD STEVEN M & KATHLEEN				10/16/1996	QS	200,000	14720-128				
GUARD STEVEN M & KATHLEEN				08/29/1996	QS	200,000	(90170)				

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	%
19-291	04/30/2019	2	ADDITIONS	50,000	08/15/2019	JD	100	80
19-291	04/30/2019	2	ADDITIONS	50,000	07/15/2020	JD	100	100
14-609	09/19/2014	3	ALTERATIONS	34,000	08/06/2015	SJ	100	100
98-15	01/26/1998	3	ALTERATIONS				100	100
95-249	05/15/1995	3	ALTERATIONS				100	100

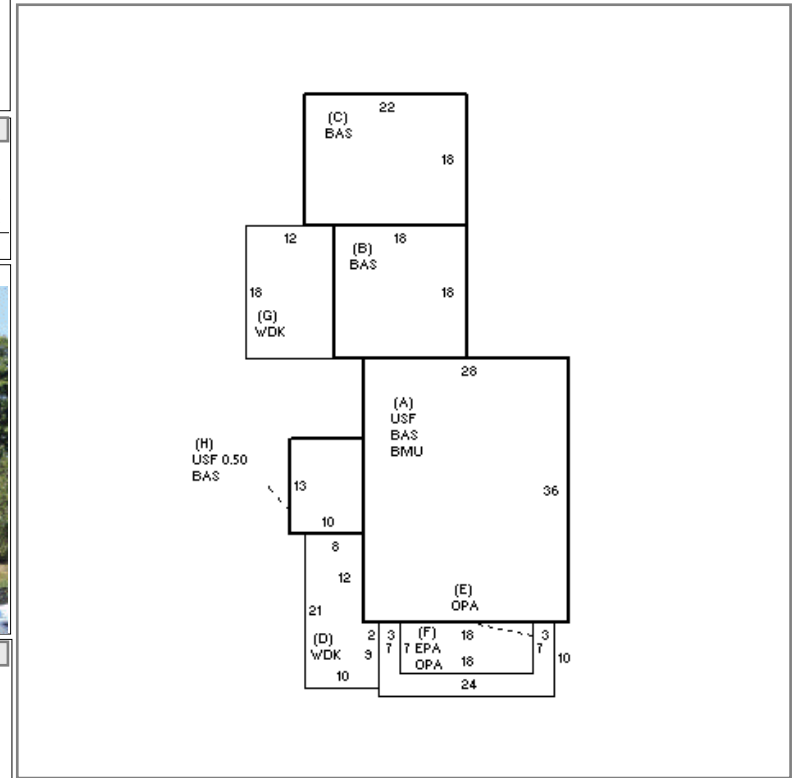
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,097	OS 1.00	100	1.00	440,000	2.59	100	1.00	R08	1.00	368,560

TOTAL	14,113 SF	ZONING	IN M40 C/W 13	FRNT	312	ASSESSED	368,600	CURRENT	1,003,700	PREVIOUS	900,200
Ngh	OCEANSIDE	IN M40	C/W 13	LAND	368,600	BUILDING	630,400	DETACHED	4,700	OTHER	0
Inf1	FACTOR 100	OTHER		TOTAL	1,003,700	PREVIOUS	900,200				
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	10 0.90		1	5,181.80	4,700



BLDG COMMENTS	
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BUILDING	CD	ADJ	DESC	MEASURE	8/15/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/15/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1907	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,931	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,008	1907	236.85	238,744
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	+	BAS	L	BASE AREA	1,728	1907	260.45	450,054
STORIES	2	1.00			ROOF COVER	1	ASPH SHINGLES	+	WDK	N	WOOD DECK	402		42.24	16,981
ROOMS	9	1.00			FLOOR COVER	2	SOFTWOOD	+	OPA	N	OPEN PORCH	240		56.65	13,596
BEDROOMS	5	1.00			INT FINISH	1	PLASTER	F	EPA	N	ENCLOSED PORCH	126		99.22	12,502
BATHROOMS	2	1.00			HEATING/COOLING	11	HW/COOL AIR	H	BAS	L	BASE AREA	130	2019	260.45	33,858
# 1/2 BATHS	0	1.00			FUEL SOURCE	2	GAS	H	USF	L	UPPER STORY FIN	65	2019	236.86	15,396
TOT FIXTURES	7	\$7,688							F21	O	FPL 2S 1OP	1		9,062.90	9,063
# UNITS	1	1.00							ODS	O	OUT DOOR SHOWER	1		1,842.50	1,843

TOTAL RCN	851,865
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1984 / 38
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$630,400