

Key: 4936

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.685

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LENIHAN RYAN & ANNE 195 BEAVER DAM RD SCITUATE, MA 02066				44-1-38-0				195 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LENIHAN RYAN & ANNE				01/07/2020	QS	505,000		52198-248			
MALAMUT SETH A & ELIZABET				10/29/2010	QS	414,500		39192-39			
LORING PATRICIA A				10/16/2006	QS	420,000		33519-212			

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	%
08-112	03/01/2008	3	ALTERATIONS	6,000	07/16/2008	SJ	100	100
97-632	11/03/1997	2	ADDITIONS				100	100
95-583	10/06/1995	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,488	SC	1.00	100	1.00	100	1.00	R02	0.90		341,890

TOTAL	21,488 SF	ZONING	FRNT	278	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	341,900	328,100		
Inf1	FACTOR 100		BUILDING	305,000	271,400		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
TOTAL			TOTAL	647,500	600,100		

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



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/19/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/3/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1923	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,661	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	864		49.26	42,558
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	605	1923	215.46	130,352
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,056	1923	236.93	250,194
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	241		38.40	9,254
				FLOOR COVER	2	SOFTWOOD	1.00	G	ENT	N	ENCLOSED ENTRY	30		97.70	2,931
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00	
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	448,540	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	U
		ELECT	A
EFF.YR/AGE		1971 / 51	
COND	32	32 %	
FUNC	0		
ECON	0		
DEPR	32	% GD	68
RCNLD	\$305,000		

