

Key: 5198

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.942

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
IRISH COLEEN C 108 BEAVER DAM RD SCITUATE, MA 02066				45-2-8-0				108 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
IRISH COLEEN C				04/30/2012	QS	357,000	41302-332				
WILEY ROBERT & MERRILEE				05/25/1979	QS		4662-146				
JENKINS MARY E ET AL				01/01/1976	XX		4122-668				

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	%
99-497		6	CYCL GROWTH		05/22/2023	NC	100	100
		6	CYCL GROWTH		05/03/2011		100	100
89-528	09/29/1999	3	ALTERATIONS				100	100
	09/17/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	0.082	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	2,270

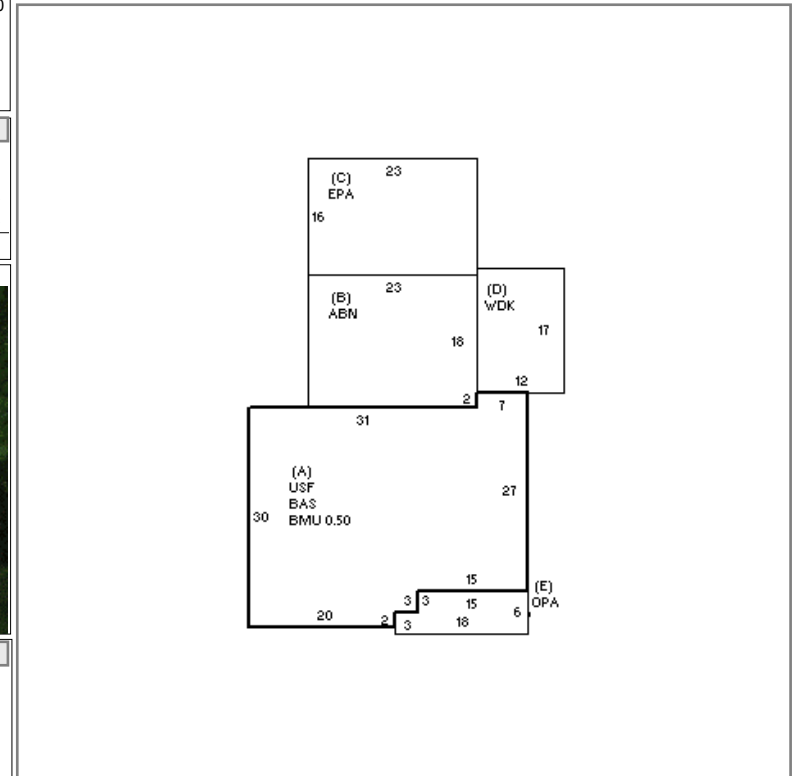
TOTAL	43,560 SF	ZONING	FRNT	134	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	567,900	479,500
Infl1	FACTOR 100		BUILDING	386,800	106,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		954,700	585,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	5/19/2023	NC
MODEL	1		RESIDENTIAL	LIST	5/22/2023	REF
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/29/2023	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	604,360
NET AREA	2,146	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	537		58.77	31,560		
\$NLA(RCN)	\$282	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,073	1890	243.57	261,351		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,073	1890	221.50	237,670		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	ABN	N	ATT BARN	414		32.70	13,538		
				FLOOR COVER	2	SOFTWOOD	1.00	C	EPA	N	ENCLOSED PORCH	368		90.20	33,194		
				INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	204		38.40	7,834		
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	99		51.51	5,099		
				FUEL SOURCE	1	OIL	1.00	F21	O		FPL 2S 1OP	1		8,239.00	8,239		



CAPACITY	UNITS	ADJ	CONDITION ELEM	CD
STORIES	2	1.00	EXTERIOR	A
ROOMS	8	1.00	INTERIOR	A
BEDROOMS	4	1.00	KITCHEN	A
BATHROOMS	2	1.00	BATHS	A
# 1/2 BATHS	0	1.00	HEAT	A
TOT FIXTURES	6	\$5,875	ELECT	A
# UNITS	1	1.00		

EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$386,800