

Key: 5199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.943

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GARRETT ROBERT W & KATHERINE A 102 BEAVER DAM ROAD SCITUATE, MA 02066				45-2-9-0				102 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARRETT ROBERT W & KATHER CARVER ARTHUR M & ANITA L				01/01/1976	QS	4113-403					
GULL PROPERTIES INC				01/01/1972	XX	3686-368					
				01/01/1965	XX	3108-345					


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	%
17-529	08/15/2017	2	ADDITIONS	63,000	06/19/2018	JD	100	95
17-529	08/15/2017	2	ADDITIONS	63,000	08/12/2019	JD	100	100
15-471	07/28/2015	3	ALTERATIONS	18,200	07/18/2016	SJ	100	100
00-622	12/21/2000	3	ALTERATIONS				100	100
99-629	12/16/1999	3	ALTERATIONS				100	100

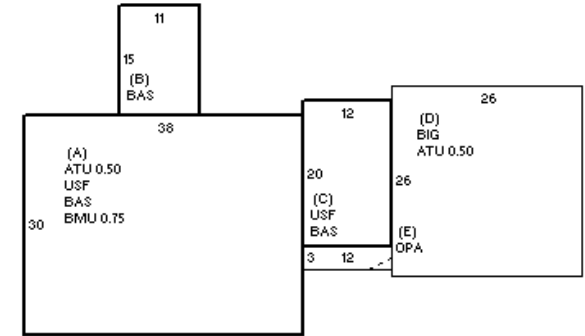
LAND

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	0.882	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	24,450

DETAILED

TOTAL	1.800 Acres		ZONING	FRNT	146	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE			LAND	590,100	499,300
Infl1	FACTOR 100			BUILDING	617,700	549,400		
Infl2	PHY 100			DETACHED	2,800	2,600		
				OTHER	0	0		
					TOTAL	1,210,600	1,051,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/12/2019
SHF	G	1.20	40 0.60 20X17	1970	340	13.52	2,800		



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2019	JD	BLDG COMMENTS									
MODEL	1		RESIDENTIAL	LIST	8/12/2019	EST	Xtra Shower Generator									
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/28/2011	ER										
QUALITY	G	1.20	GOOD [100%]													
FRAME	1	1.00	WOOD FRAME [100%]													

YEAR BLT	1714	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	882,400
NET AREA	2,925	DETAIL ADJ	1.150	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	855		59.31	50,711	CONDITION ELEM CD	
\$NLA(RCN)	\$302	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,380	1714	238.09	328,566	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,545	1714	261.81	404,502	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	908		44.40	40,315	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	676		56.90	38,466	BATHS	G
				INT FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	36		61.80	2,225	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		9,886.80	9,887	ELECT	A
				FUEL SOURCE	2	GAS	1.00										

EFF.YR/AGE	1973 / 49	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD	\$617,700	