

Key: 5200

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.944

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CULKINS GARY C TR WILLIAMS HILARY W TR 96 BEAVER DAM RD SCITUATE, MA 02066				45-2-11-0				96 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CULKINS GARY C TR				09/13/2018	F		50284-278				
CULKINS GARY C &				11/12/1991	QS	148,000	10580-346				
CURRAN KEVIN M				08/14/1984	XX		5747-3				

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 %
13-471	07/19/2013	3	ALTERATIONS	20,000	09/24/2014	RJM	100 100
07-186		2	ADDITIONS	170,000	07/21/2008	SJ	100 100
07-186		2	ADDITIONS	170,000	07/17/2007	SJ	100 100
00-471	10/02/2000	3	ALTERATIONS				100 100
00-70	03/15/2000	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	16,380	HBR 1.00	100	1.00	616,000	2.25	100	1.00	R02	1.40	521,160

DETACHED

TOTAL	16,380 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	521,200	439,900		
Infl1	FACTOR 100		BUILDING	587,300	530,200		
Infl2	PHY 100		DETACHED	57,600	54,800		
			OTHER	0	0		
<b>TOTAL</b>			<b>TOTAL</b>	<b>1,166,100</b>	<b>1,024,900</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BBL	G	1.20	20 0.80	2001	1,120	43.17	38,700
SHF	A	1.00	30 0.70	1996	50	17.03	600
DGF	A	1.00	10 0.90	2013	420	48.49	18,300

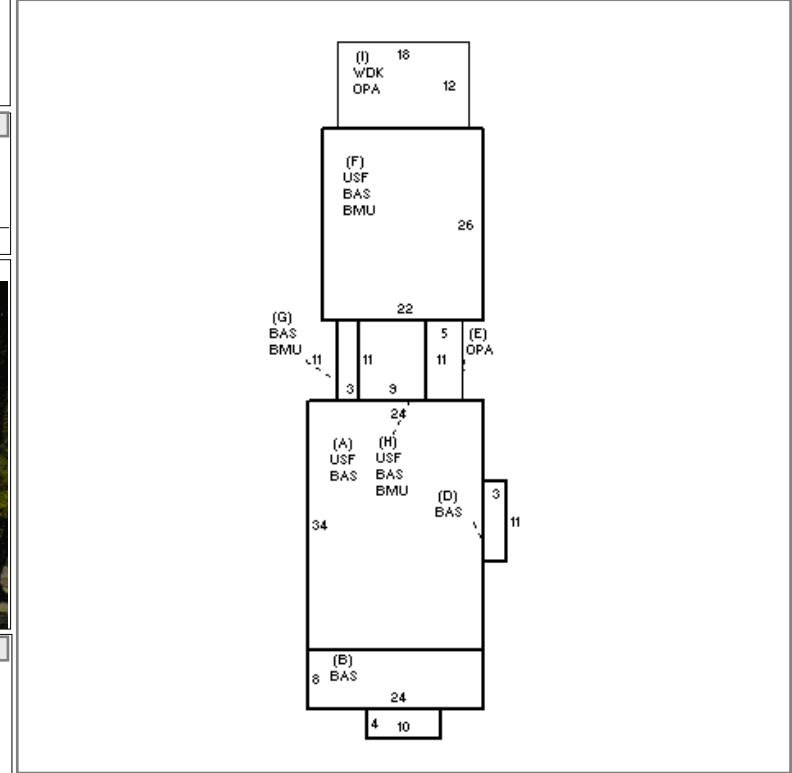
PHOTO 10/28/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/19/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/19/2015	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	9/26/2014	RJM
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1820	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	851,143															
NET AREA	3,272	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,081	1820	247.09	267,105	CONDITION ELEM	CD															
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	816	1820	224.70	183,358	EXTERIOR																
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	271		56.65	15,353	INTERIOR																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	704		58.12	40,916	KITCHEN																
				FLOOR COVER	2	SOFTWOOD	1.00	+	BAS	L	BASE AREA	704	2007	247.09	173,952	BATHS																
				INT FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	671	2007	224.70	150,776	HEAT																
				HEATING/COOLING	1	FORCED AIR	1.00	I	WDK	N	WOOD DECK	216		42.24	9,123	ELECT																
				FUEL SOURCE	99	N/A	1.00		GEN	O	GENERATOR	1		0.00																		
				<table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <td colspan="2">1972 / 50</td> </tr> </thead> <tbody> <tr> <td>COND</td> <td>31</td> <td>31 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>31</td> <td>% GD 69</td> </tr> </tbody> </table>														EFF.YR/AGE	1972 / 50		COND	31	31 %	FUNC	0		ECON	0		DEPR	31	% GD 69
EFF.YR/AGE	1972 / 50																															
COND	31	31 %																														
FUNC	0																															
ECON	0																															
DEPR	31	% GD 69																														
				<table border="1"> <thead> <tr> <th>RCNLD</th> <td>\$587,300</td> </tr> </thead> </table>														RCNLD	\$587,300													
RCNLD	\$587,300																															