

Key: 5201

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.945

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
KOELSCH SUSANN & GIBBONS MARIANNE 94 BEAVER DAM RD SCITUATE, MA 02066				45-2-12-0				94 BEAVER DAM RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
KOELSCH SUSANN & RAY WILLIAM M TR & DALTON, VERNA E &				07/31/2018	QS	508,000	50114-82						
				10/02/2017	QS	475,000	48999-45						
				12/29/2010	F	-100	39474-156						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,519	HBR 1.00	100	1.00	100	1.00	616,000	3.13	100	1.00	R02 1.40	509,700

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	%
12-095	02/29/2012	7	OTHERS		07/02/2018	JD	100	100
		2	ADDITIONS	4,400	07/18/2012	SJ	100	100
		3	ALTERATIONS				100	100

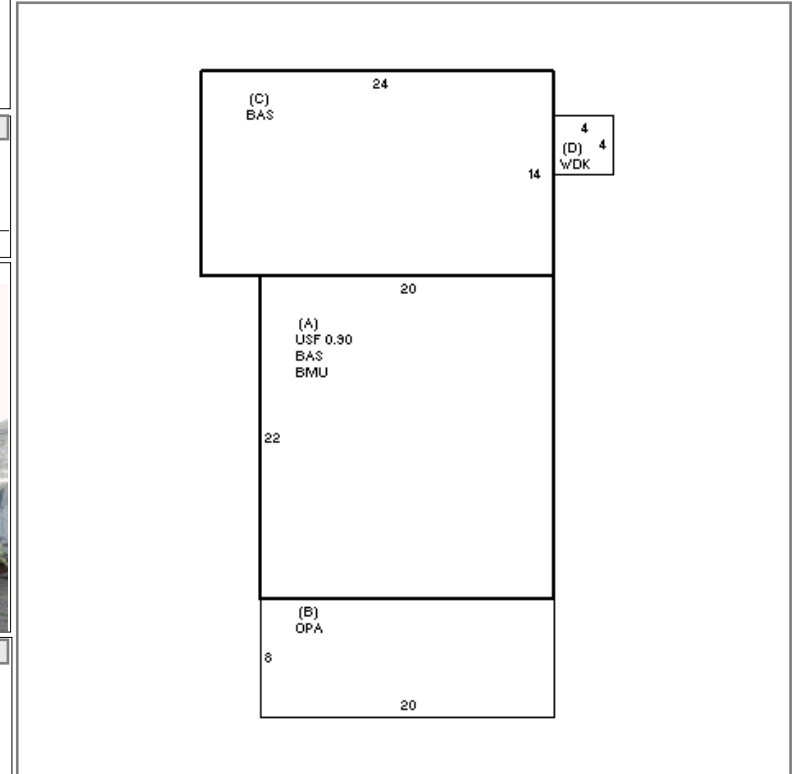
TOTAL	11,519 SF	ZONING		FRNT	213	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	509,700	430,300		
Inf1	FACTOR 100		BUILDING	310,500	276,400			
Inf2	PHY 100		DETACHED	1,800	1,700			
			OTHER	0	0			
				TOTAL	822,000	708,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12X10		120 16.71	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/12/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/12/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/2/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1923	SIZE ADJ	1.000
NET AREA	1,172	DETAIL ADJ	1.200
\$NLA(RCN)	\$331	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	6	\$6,336	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	440		69.47	30,565
A	USF	L	UPPER STORY FIN	396	1923	273.29	108,222
B	OPA	N	OPEN PORCH	160		56.65	9,064
+	BAS	L	BASE AREA	776	1923	300.52	233,201
D	WDK	N	WOOD DECK	16		42.21	675

TOTAL RCN	388,064
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2002 / 20
COND	18 18%
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$310,500