Key: 5215

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,959

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COLBY ROBERT & THERESA L 68 BEAVER DAM RD SCITUATE, MA 02066	45-2-43-0	68 BEAVER DAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COLBY ROBERT & THERESA L	10/28/2013	F	100	43760-193
COLBY ROBERT	06/18/2013	U	271,000	43221-113
GLANCY JOHN	02/08/2013	S	225,000	42648-22

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	%
16-227	05/31/2016	3	ALTERATIONS	5,941	07/18/2016	SJ	100	100
13-408	07/05/2013	3	ALTERATIONS	300,000	09/24/2014	RJM	100	100
07-758	12/26/2007	2	ADDITIONS	40,000	07/21/2008	SJ	100	100
04-809	12/09/2004	3	ALTERATIONS	5,000	06/28/2005	SJ	100	100
04-232	04/28/2004	3	ALTERATIONS	2,100	08/12/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,700	HBR 1.00	100 1.00	100 1.00	616,000	1.66	100 1.00	R02 1.40			534,230

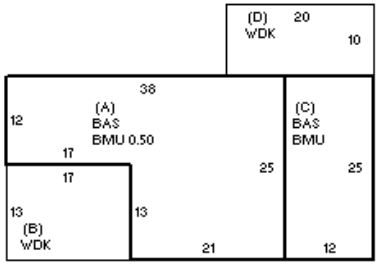
TOTAL	22,700 SF	ZONING		FRNT	311
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	534,200	451,000
BUILDING	217,700	196,000
DETACHED	2,400	2,300
OTHER	0	0
TOTAL	**754,300**	**649,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	14 X 16	2016	224	12.01	2,400

PHOTO 10/28/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/8/2015	SJ
LIST	5/8/2015	EST
REVIEW	9/26/2014	RJM

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,029	DETAIL ADJ	0.850
$NLA(RCN)	$255	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$3,400
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	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
+	BMU	N	BSMT UNFINISHED	665		53.93	35,864
A	BAS	L	BASE AREA	729	1956	201.04	146,558
+	WDK	N	WOOD DECK	421		38.40	16,166
C	BAS	L	BASE AREA	300	2008	201.04	60,312

TOTAL RCN	262,300
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$217,700