

Key: 5225

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.969

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TOTH AMY S 88 BEAVER DAM RD SCITUATE, MA 02066				45-2-27-D				88 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TOTH AMY S				08/10/2015	QS	396,000	45903-336				
TAVARES PAUL F				07/30/2009	QS	315,000	37554-249				
MACFARLANE CHARLES C &				01/01/1970	QS		3542-390				

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	%
15-797	11/23/2015	3	ALTERATIONS	9,200	07/18/2016	SJ	100	100
96-29	01/25/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,998	HBR 1.00	100	1.00	100	1.00			R02	1.40	510,910

TOTAL	11,998 SF	ZONING		FRNT	204	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	510,900	431,300
Inf1	FACTOR 100					BUILDING	296,200	263,700
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	807,100	695,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	2,148	DETAIL ADJ	1.000
\$NLA(RCN)	\$186	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,800	
# 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	34	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
A	LLF	L	LOWER LEVEL FIN	952	1968	137.26	130,669
B	EPA	N	ENCLOSED PORCH	180		90.20	16,236
+	BAS	L	BASE AREA	1,196	1968	198.99	237,998
E	WDK	N	WOOD DECK	72		38.40	2,765
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	400,281
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$296,200

