

Key: 5233

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.978

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LA REAU ADAM C & SUSAN M TRS 44 BEAVER DAM RD SCITUATE, MA 02066				45-2-49-0				44 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LA REAU ADAM C & SUSAN M				10/13/2021	F	100	55834-133				
LA REAU ADAM CHRISTIAN &				11/10/2020	F	100	53793-196				
LA REAU ADAM CHRISTIAN				11/09/2016	QS	585,000	47720-293				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-81	08/23/2022 02/01/2021	7 3	OTHERS ALTERATIONS	18,000	08/24/2022 08/09/2021	JD JD	100 100	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,984	HBR 1.00	100	100	100	1.00	616,000	2.18	100	1.00	R02 1.40	522,480

TOTAL	16,984 SF	ZONING	FRNT	149	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E C/W 49A	LAND	522,500	441,100		
Infl1	FACTOR 100		BUILDING	378,200	336,600		
Infl2	PHY 100		DETACHED	35,300	33,600		
			OTHER	71,200	63,400		
			TOTAL	1,007,200	874,700		

DETACHED

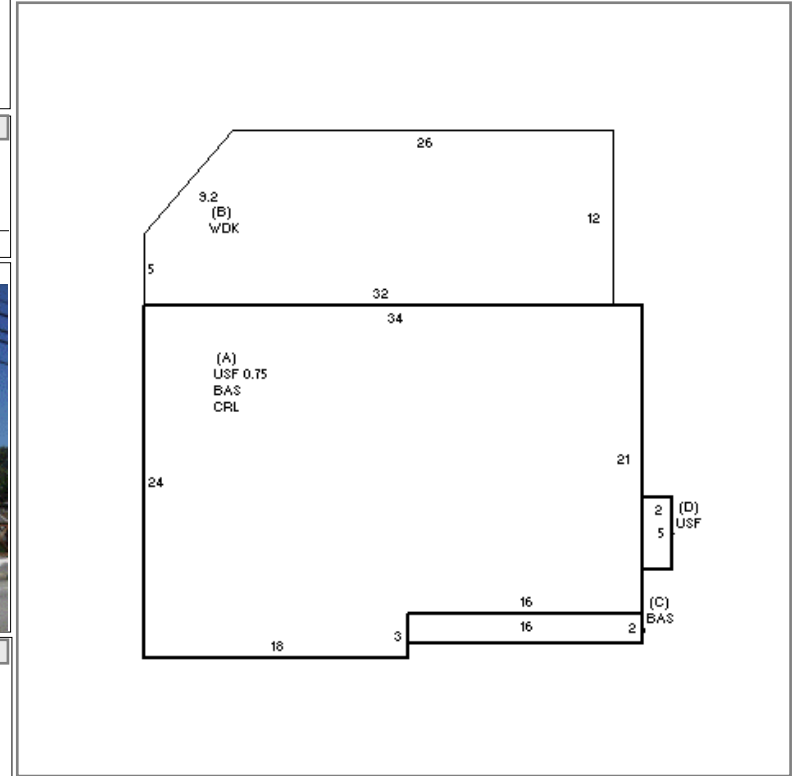
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 12 X 32		384	49.98	9,600
GFU	+	1.10	30 0.70 16 X 30, 11X		700	51.64	25,300
ASH	A	1.00	40 0.60 12X4, 6X3		66	9.23	400



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/9/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1854	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,386	DETAIL ADJ	1.196	FOUNDATION	3	CONT WALL	1.00
\$NLA(RCN)	\$333	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	
BATHROOMS	1	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	
TOT FIXTURES	5	\$5,741					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	461,280
A	CRL	N	BSMT CRAWL	768		13.73	10,543	CONDITION ELEM CD	
B	WDK	N	WOOD DECK	363		46.08	16,727	EXTERIOR	G
+	BAS	L	BASE AREA	800	1854	312.83	250,261	INTERIOR	V
+	USF	L	UPPER STORY FIN	586	1854	284.48	166,706	KITCHEN	V
	FPL	O	FIREPLACE	1		9,375.60	9,376	BATHS	V
	GEN	O	GENERATOR	1		0.00		HEAT	A
	ODS	O	OUT DOOR SHOWER	1		1,926.00	1,926	ELECT	U
								EFF.YR/AGE	2004 / 18
								COND	17 17 %
								FUNC	0
								ECON	0
								DEPR	18 % GD 82
								RCNLD	\$378,200

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

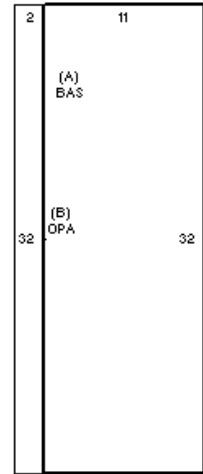
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	71,200	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/24/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/24/2022	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	98,897
NET AREA	352	DETAIL ADJ	0.831	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	352	1950	262.76	92,492	CONDITION ELEM	CD
\$NLA(RCN)	\$281	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	OPA	N	OPEN PORCH	64		51.50	3,296	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		1,115.00	1,115	INTERIOR	A
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	A
				FLOOR COVER	12	COMB	1.00									BATHS	A
				INT FINISH	2	DRYWALL	1.00									HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U
				FUEL SOURCE	3	ELECTRIC	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
ROOMS		3	1.00														
BEDROOMS		1	1.00														
BATHROOMS		1	1.00														
# 1/2 BATHS		0	1.00														
TOT FIXTURES		3	\$1,994														
# UNITS		0	1.00														
																EFF.YR/AGE	1977 / 45
																COND	28 28 %
																FUNC	0
																ECON	0
																DEPR	28 % GD 72
																RCNLD	\$71,200