

Key: 5239

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.985

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HALLIN MARY F 40 BEAVER DAM RD REAR SCITUATE, MA 02066				45-2-52-0				40-REAR BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALLIN MARY F				05/26/2015	H	100	45583-193				
HALLIN MILTON J JR & MARY				04/26/1985	QS	47,500	6069-295				
KENNEDY ALLAN P AND LAURI				05/09/1979	XX		4652-408				

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	%
03-467	10/20/2003	2	ADDITIONS	85,000	06/28/2005	SJ	100	100
99-300	06/16/1999	2	ADDITIONS		08/12/2004	SJ	100	100
96-120	04/01/1996	3	ALTERATIONS				100	100
90-37	02/12/1990	2	ADDITIONS				100	100

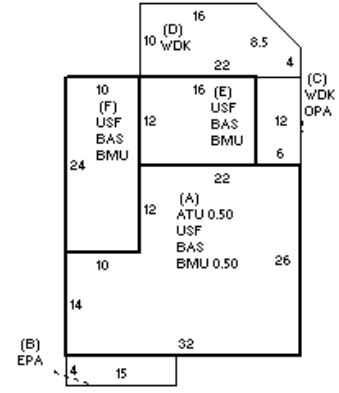
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,000	HBR 1.00	100	1.00	100	1.00	616,000	4.42	100	1.00	R02 1.40	499,860

TOTAL	8,015 SF	ZONING	FRNT	22	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	499,900	422,000		
Inf1	FACTOR 100		BUILDING	385,300	362,600		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	885,700	785,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	30 0.70		40	17.03	500	10/28/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	558,461
NET AREA	2,288	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	788		55.85	44,010		
\$NLA(RCN)	\$244	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	904	1961	216.58	195,785		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	904	1961	196.95	178,045		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	356		40.70	14,489		
				FLOOR COVER	34	COMB	1.00	B	EPA	N	ENCLOSED PORCH	60		99.22	5,953		
				INT FINISH	1	PLASTER	1.00	C	OPA	N	OPEN PORCH	72		56.65	4,079		
				HEATING/COOLING	1	FORCED AIR	1.00	+	WDK	N	WOOD DECK	274		42.24	11,574		
				FUEL SOURCE	99	N/A	1.00	F	BAS	L	BASE AREA	240	2004	216.58	51,978		
								F	USF	L	UPPER STORY FIN	240	2004	196.95	47,268		
									GEN	O	GENERATOR	1		0.00			

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$385,300