

Key: 5240

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.986

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CURRENT OWNER				PARCEL ID				LOCATION			
SOUSA ANDREW E 40 BEAVER DAM RD SCITUATE, MA 02066				45-2-51-0				40 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUSA ANDREW E				04/01/2021	O	567,500	54706-225				
HUMPHRIES STANLEY TR				06/16/2016	F	1 47059-7					
HUMPHRIES STANLEY M &				07/12/1979	QS	4687-233					

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	%
E-22-046	06/09/2022	3	ALTERATIONS	3,500	07/18/2022	JD	100	100
22-0213	03/02/2022	3	ALTERATIONS	130,000	07/18/2022	JD	100	50
22-0213	03/02/2022	3	ALTERATIONS	130,000	07/31/2023	JD	100	100
		7	OTHERS		03/05/2021	JD	100	100
15-577	09/02/2015	3	ALTERATIONS	16,000	07/18/2016	SJ	100	100

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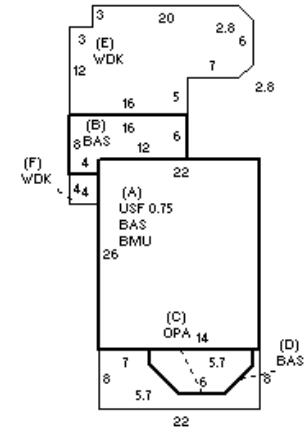
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,420	HBR 1.00	100	1.00	100	1.00	616,000	2.91	100	1.00	R02 1.40	511,960

TOTAL	12,420 SF	ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	512,000	432,200		
Inf1	FACTOR 100		BUILDING	332,100	223,100		
Inf2	PHY 100		DETACHED	11,300	10,800		
			OTHER	0	0		
			TOTAL	855,400	666,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	20 X 14	280	54.75	7,700
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BLDG COMMENTS
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BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/31/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	386,114		
NET AREA	1,173	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	572		57.21	32,726	CONDITION ELEM	CD		
\$NLA(RCN)	\$329	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	429	1925	258.38	110,845	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	744	1925	284.13	211,389	INTERIOR	V		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	108		51.50	5,562	KITCHEN	V		
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	333		38.40	12,787	BATHS	V		
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	BATHS	V		
				HEATING/COOLING	11	HW/COOL AIR	1.04									HEAT	U		
				FUEL SOURCE	2	GAS	1.00									ELECT	U		
																		EFF.YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$332,100