

Key: 5243

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.989

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
AUCIELLO ANTHONY & JOAN 30-32 BEAVER DAM ROAD SCITUATE, MA 02066				45-2-54-0				30-32 BEAVER DAM RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
AUCIELLO ANTHONY & JOAN				01/01/1977	QS	4194-748							
MALLON J ANTHONY				01/01/1976	XX	4123-200							
LOCKE JOHN W JR & LUCY				01/01/1968	XX	3382-518							
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,500	HBR 1.00	100	1.00	100	1.00	616,000	1.61	100	1.00	R02 1.40	535,800

LAND

TOTAL	23,500 SF	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	535,800	452,300
Inf1	FACTOR 100				BUILDING	176,600	165,900
Inf2	PHY 100				DETACHED	34,000	32,400
					OTHER	0	0
				TOTAL	746,400	650,600	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20	10 0.90	1986	1,120	33.70	34,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/9/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/9/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 FR- CAPE TO CONV

G

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,627	DETAIL ADJ	1.248
\$NLA(RCN)	\$302	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		9	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,990
# UNITS		2	1.02

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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	660		54.10	35,705
A	USF	L	UPPER STORY FIN	495	1900	238.28	117,951
B	OPA	N	OPEN PORCH	210		51.50	10,815
+	BAS	L	BASE AREA	1,132	1900	262.03	296,614
E	ENT	N	ENCLOSED ENTRY	36		97.69	3,517
+	WDK	N	WOOD DECK	522		38.40	20,045

TOTAL RCN	490,637
CONDITION ELEM CD	
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64%
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$176,600

