

Key: 5244

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.990

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAHILL VINCENT F TR & CATHERINE F TR 72 BEAVER DAM RD SCITUATE, MA 02066				45-2-29-0				72 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CAHILL VINCENT F TR & CATHERINE F & VINC				08/16/2021	F	100	55486-93				
SALK STEPHEN R & JEANNE K				06/04/1997	QS	174,900	15226-223				
				04/24/1986	XX	6723-212					

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	%
04-780	11/29/2004	7	OTHERS		05/23/2023	JD	100	100
89-243	12/12/1989	3	ALTERATIONS	6,000	06/29/2005	SJ	100	100
		3	ALTERATIONS				100	100

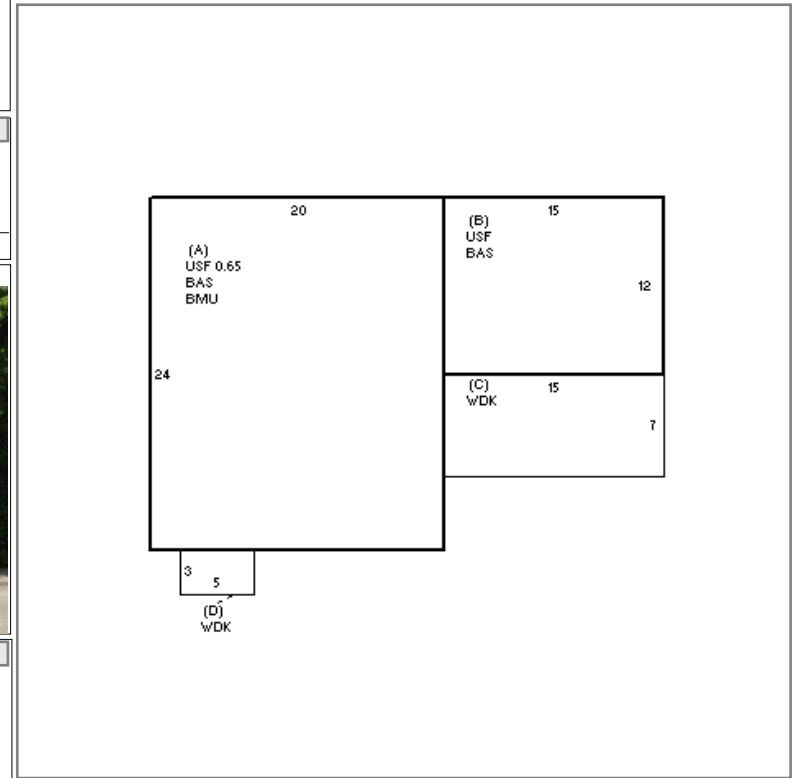
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	HBR 1.00	100	1.00	100	1.00		R02	1.40		508,080

TOTAL	10,900 SF	ZONING	FRNT	237	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	508,100	428,900		
Inf1	FACTOR 100		BUILDING	218,500	100,000		
Inf2	PHY 100		DETACHED	1,000	200		
			OTHER	0	0		
			TOTAL	727,600	529,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X9		90	15.29	1,000



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	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%]			



YEAR BLT	1868	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.200
\$NLA(RCN)	\$296	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.65	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,880
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	480		61.76	29,645
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	492	1868	249.82	122,913
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	660	1868	274.72	181,312
ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	120		38.40	4,608
FLOOR COVER	2	SOFTWOOD	1.00	GEN	O	GENERATOR		1		0.00	
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	341,358
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1968 / 54
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$218,500