

Key: 5256

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.002

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REIDY EDMOND T & RANDALL CHERYL A- C/O WHITING 28 BEAVER DAM ROAD SCITUATE, MA 02066				45-2-55-0				28 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REIDY EDMOND T & RANDALL REIDY EDMOND JR & CHERYL				11/30/1899	QS XX		(73414) (C00073414)				

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	%
01-492	09/04/2001	3	ALTERATIONS				100	100
95-607	10/17/1995	3	ALTERATIONS				100	100
89-525	09/20/1989	3	ALTERATIONS				100	100

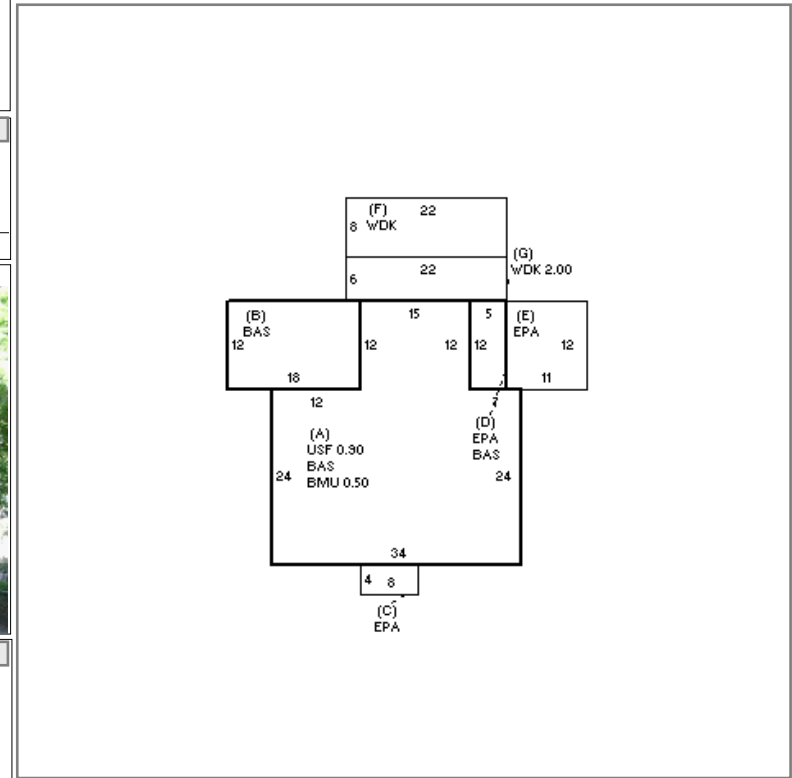
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,495	HBR 1.00	100	1.00	100	1.00	616,000	2.70	100	1.00	R02 1.40	514,580

TOTAL	13,495 SF	ZONING	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	514,600	434,400		
Inf1	FACTOR 100		BUILDING	224,500	210,800		
Inf2	PHY 100		DETACHED	4,500	4,300		
			OTHER	0	0		
			TOTAL	743,600	649,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		308	48.76	4,500



BLDG COMMENTS
FY12 FR- COLONIAL TO ANTIQUE



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/9/2009	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1833	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	623,560		
NET AREA	2,168	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	498		66.83	33,279	CONDITION ELEM	CD		
\$NLA(RCN)	\$288	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	896	1833	233.00	208,771	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,272	1833	256.22	325,911	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	224		99.22	22,226	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	440		42.24	18,586	BATHS			
				INT FINISH	1	PLASTER	1.00		FPL	O	FIREPLACE	1		8,594.30	8,594	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00									EFF.YR/AGE	1952 / 70		
																	COND	64	64 %
																	FUNC	0	
																	ECON	0	
																	DEPR	64	% GD 36
																	RCNLD		\$224,500