

Key: 5258

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.004

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION				
CAMPBELL JOHN E & LABONVILLE KEVIN P 18 BEAVER DAM RD SCITUATE, MA 02066				45-2-57-0				18 BEAVER DAM RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CAMPBELL JOHN E & WILCOX DOUGLAS M & DUHAINE DARYEL				06/30/2005	QS	485,000	30829-42	
								08/01/1995	QS	175,900	13733-328	
								12/31/1987	XX		8220-158	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
SS-20-168	04/24/2020	5	SPLIT/SUB/LA				100
15-476	07/29/2015	3	ALTERATIONS	30,000	07/20/2016	SJ	100
15-476	07/29/2015	3	ALTERATIONS	30,000	07/25/2017	SJ	100
15-96	03/12/2015	3	ALTERATIONS	75,000	08/06/2015	SJ	100
15-96	03/12/2015	3	ALTERATIONS	75,000	07/20/2016	SJ	100

LEGAL LAND

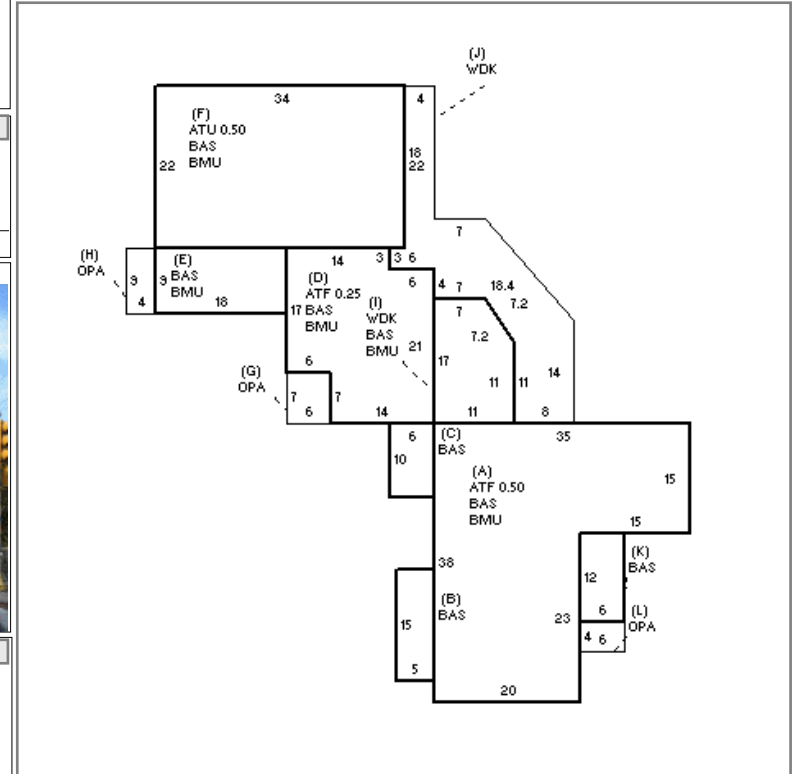
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,660	HBR 1.00	100	1.00	100	1.00		660,000	3.09	100	1.00	546,480

TOTAL	11,660 SF	ZONING	FRNT	225	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE IN-LAW/ACCESSORY DWG.	LAND	546,500	463,700		
Inf1	FACTOR 100		BUILDING	847,200	763,500		
Inf2	PHY 100		DETACHED	500	500		
			OTHER	0	0		
			TOTAL	1,394,200	1,227,700		

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



BLDG COMMENTS
IN-LAW APT/ LEGAL ACCESSORY DWELLING



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	8/11/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/11/2010	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1858	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,059,001
NET AREA	3,295	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,490		46.93	116,863		
\$NLA(RCN)	\$321	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	493	1858	180.92	89,196		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,192	1858	280.02	333,785		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,505	2008	280.02	421,432		
				FLOOR COVER	13	COMB	1.00	D	ATF	L	ATTIC FINISH	105	2008	180.93	18,997		
				INT FINISH	2	DRYWALL	1.00	F	ATU	N	ATTIC UNF	374		44.40	16,606		
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	102		61.80	6,304		
				FUEL SOURCE	99	N/A	1.00	+	WDK	N	WOOD DECK	554		46.08	25,529		
									BMG	O	BSMT GARAGE	2		2,989.20	5,978		
									F11	O	FPL 1S 1OP	1		8,737.20	8,737		
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	2002 / 20
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$847,200