

Key: 5424

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.155

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CONNAUGHTON RAYMOND & BARBARA 103 BEAVER DAM RD SCITUATE, MA 02066				45-16-24-0				103 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CONNAUGHTON RAYMOND & BAR COELHO RICHARD V JR & KELLY, JAN STEPHENSON &				07/22/2019	QS	709,900	51394-145				
				08/12/2013	QS	534,000	43478-157				
				03/23/2011	F	-100	39773-8				

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	%
11-665 00-391	10/25/2011 08/22/2000	3 3 6	ALTERATIONS ALTERATIONS CYCL GROWTH	10,000	08/22/2012	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001	HBR 1.00	100	1.00	616,000	1.87	100	1.00	R02	1.40	528,830

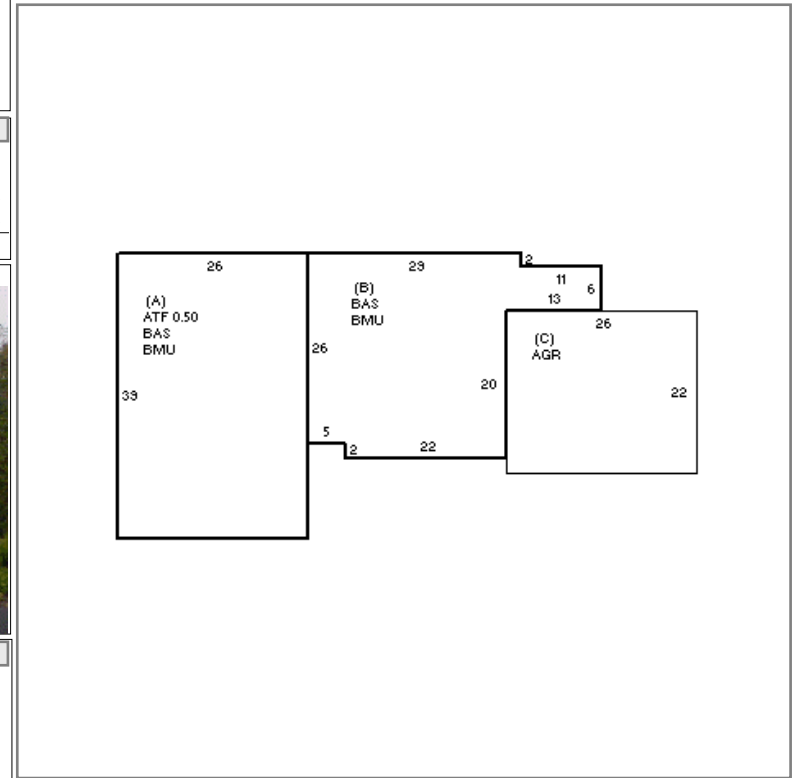
TOTAL	20,001 SF	ZONING	NOTED	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR					LAND 528,800	446,400	
Inf1	FACTOR 100					BUILDING 487,800	439,600	
Inf2	PHY 100					DETACHED 7,200	6,600	
						OTHER 0	0	
						<b>TOTAL 1,023,800</b>	<b>892,600</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	2001	50	17.03	600
S/V	A	1.00	SV 1.00	2001	6,000	1.10	6,600



BLDG COMMENTS

MLS



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/14/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/2/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,349	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,842		41.01	75,532
\$NLA(RCN)	\$256	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,842	1968	224.27	413,113
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	507	1968	144.91	73,467
				ROOF COVER	1	ASPH SHINGLES	1.00	C	AGR	N	ATT GARAGE	572		42.73	24,443
				FLOOR COVER	34	COMB	1.00	GFP	O	O	GAS FIREPLACE	1		5,556.00	5,556
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	11	HW/COOL AIR	1.04								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	602,178
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$487,800