Key: 5427

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,158

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ADAMS ANTHONY K & SUSAN B TR 107 BEAVER DAM RD SCITUATE, MA 02066	45-16-24-A	107 BEAVER DAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ADAMS ANTHONY K & SUSAN B	07/28/2003	F		25952-48
ADAMS ANTHONY K & SUSAN B	07/28/2003	F		25952-29
ADAMS ANTHONY K	03/14/2002	QS	-100	21716-32

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

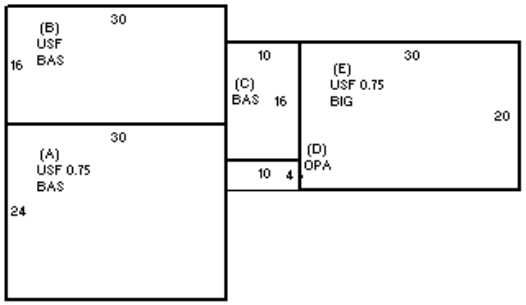
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
98-567	11/05/1998	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,407	HBR 1.00	100 1.00	100 1.00	616,000	1.76	100 1.00	R02 1.40			531,680

TOTAL	21,407 SF	ZONING		FRNT	78
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	531,700	448,800
BUILDING	436,400	388,100
DETACHED	200	200
OTHER	0	0
TOTAL	**968,300**	**837,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			20	17.03	200

PHOTO 10/22/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2009	PL
LIST	7/13/2009	EST
REVIEW	3/25/2011	ER

YEAR BLT	1967	SIZE ADJ	1.000
NET AREA	2,830	DETAIL ADJ	1.065
$NLA(RCN)	$208	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,112
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	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
+	BAS	L	BASE AREA	1,360	1967	202.95	276,012
+	USF	L	UPPER STORY FIN	1,470	1967	184.56	271,305
D	OPA	N	OPEN PORCH	40		51.50	2,060
E	BIG	N	BUILT-IN GARAGE	600		44.99	26,996
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	589,724
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$436,400