

Key: 5452

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.182

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONNELLY PATRICIA A TR 18 BEACON RD SCITUATE, MA 02066				46-9-8-0				18 BEACON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONNELLY PATRICIA A TR				03/17/2021	F	100	(131714)				
DONNELLY MARK P & PATRICI				02/18/2021	F		(131569)				
DONNELLY MARK P				03/06/2018	QS	235,000	(126479)				

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	%
19-611	08/21/2019	1	NEW CONST	315,000	05/04/2020	JD	100	80
19-611	08/21/2019	1	NEW CONST	315,000	03/17/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	528,000	3.58	100	1.00	R05 1.20	433,430

DETACHED

TOTAL	10,000 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	433,400	394,000		
Inf1	FACTOR 100		BUILDING	604,600	543,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		1,038,000	937,400		


(B) 22
W/DK
11

(A)
BAS
BMU 0.65
BMF 0.35
32

56

(C)
OPA
8
56

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/17/2021
									

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2020	JD
MODEL	1		RESIDENTIAL	LIST	5/4/2020	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/17/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2020	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	616,915	
NET AREA	1,792	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	627		69.43	43,534	CONDITION ELEM	CD	
\$NLA(RCN)	\$344	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMU	N	BSMT UNFINISHED	1,165		49.46	57,620	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,792	2020	254.30	455,698	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	B	W/DK	N	WOOD DECK	242		46.08	11,152	KITCHEN	A	
				FLOOR COVER	12	COMB	1.00	C	OPA	N	OPEN PORCH	448		61.80	27,686	BATHS	A	
				INT FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	2		2,989.20	5,978	HEAT	A	
				HEATING/COOLING	9	WARM/COOL AIR	1.03		GEN	O	GENERATOR	1		0.00		ELECT	A	
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		6,667.20	6,667			
										ODS	O	OUT DOOR SHOWER	1		1,658.40	1,658		
														EFF.YR/AGE	2020 / 2			
														COND	2 2 %			
														FUNC	0			
														ECON	0			
														DEPR	2 % GD		98	
														RCNLD			\$604,600	