

Key: 5972

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.677

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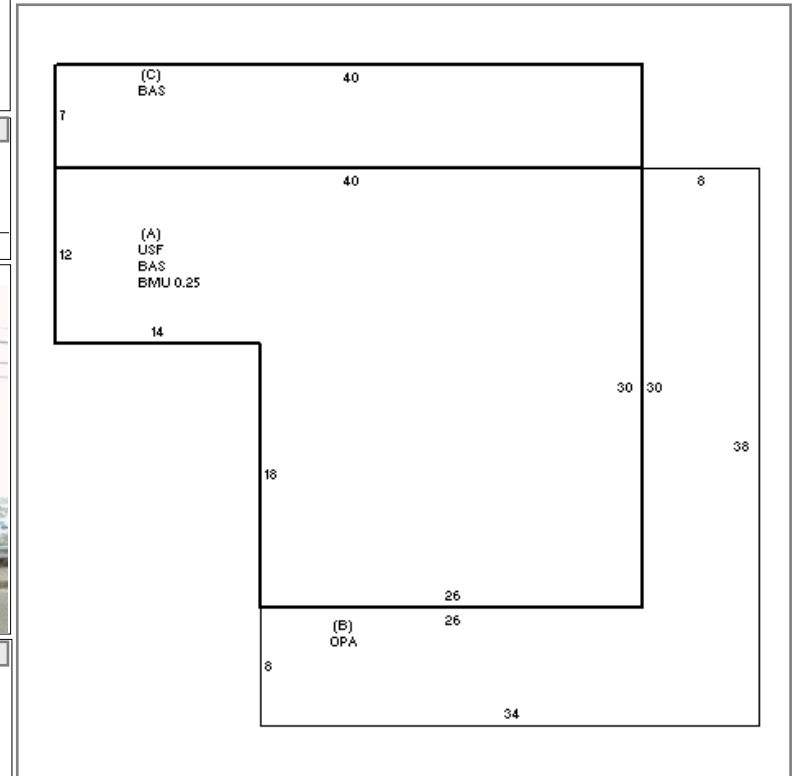
CURRENT OWNER				PARCEL ID				LOCATION				
DINNEEN JOHN F III 4 BEAVER DAM RD SCITUATE, MA 02066				45-12-10-F				4 BEAVER DAM RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DINNEEN JOHN F III				07/13/2021	F	55298-273						
DINNEEN CATHERINE V LE &				11/04/2016	F	1 47705-19						
DINNEEN CATHERINE V TR &				10/20/2016	F	1 47628-341						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,445	HBR 1.00	100	1.00	990,000	6.38	100	1.00	WF1	2.25	789,170

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	%
21-6	01/04/2021	3	ALTERATIONS	30,000	08/09/2021	JD	100	100
09-572	12/02/2009	3	ALTERATIONS	4,000	08/11/2010	SJ	100	100
09-025	02/04/2009	3	ALTERATIONS	2,000	08/04/2009	SJ	100	100
02-172	04/01/2002	3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

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TOTAL	5,445 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E IN M50	LAND	789,200	701,500		
Infl1	FACTOR 100		BUILDING	363,800	323,700		
Infl2	PHY 100		DETACHED	4,300	4,100		
			OTHER	0	0		
			TOTAL	1,157,300	1,029,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30		288	49.28	4,300



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BUILDING	CD	ADJ	DESC	MEASURE	8/9/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/9/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	568,496		
NET AREA	2,176	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	237		63.15	14,967	CONDITION ELEM	CD		
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	948	1930	223.20	211,592	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	512		51.50	26,368	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.01	+	BAS	L	BASE AREA	1,228	1930	245.44	301,397	KITCHEN	A		
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	A		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1968 / 54
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$363,800