

Key: 5991

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.696

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                                     |  |  |  | PARCEL ID  |    |             |  | LOCATION     |  |  |  |
|---|--|--|--|------------|----|-------------|--|--------------|--|--|--|
| CURNEY ANNE P<br>21 BEAL PL<br>SCITUATE, MA 02066 |  |  |  | 50-5-35-0  |    |             |  | 21 BEAL PL   |  |  |  |
| TRANSFER HISTORY                                  |  |  |  | DOS        | T  | SALE PRICE  |  | BK-PG (Cert) |  |  |  |
| CURNEY ANNE P                                     |  |  |  | 12/31/2009 | F  | 1 38095-342 |  |              |  |  |  |
| CURNEY WARREN E & ANNE P                          |  |  |  | 01/01/1960 | QS | 2729-242    |  |              |  |  |  |
| SLATTERY JOHN J                                   |  |  |  | 01/01/1922 | XX | 1387-119    |  |              |  |  |  |

| 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    | %   |
|        |        | 7             | OTHERS |        | 07/31/2023 | JD | 100    | 100 |

| CD  | T | AC/SF/UN | Ngh      | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|----------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 12,500   | HBR 1.00 | 100  | 1.00 | 100      | 1.00 | 616,000 | 2.90 | 100 | 1.00       | R08 1.40  | 512,150 |

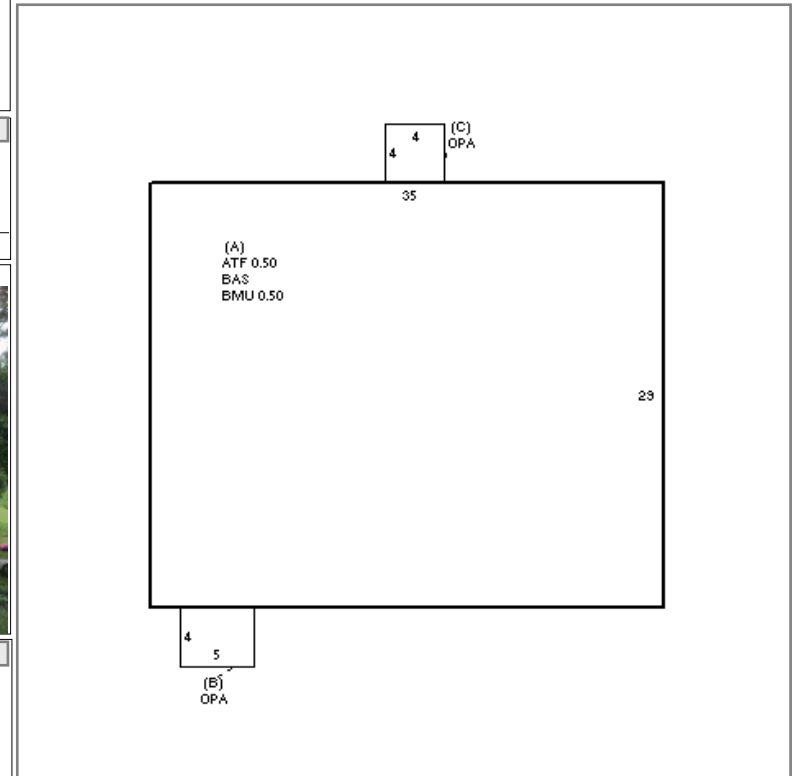
| TOTAL | 12,502 SF  | ZONING | FRNT 123 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|----------|--------------|----------------|----------------|
| Ngh   | HARBOR     | NOTE   |          | LAND         | 512,200        | 432,300        |
| Inf1  | FACTOR 100 |        | BUILDING | 190,600      | 93,200         |                |
| Inf2  | PHY 100    |        | DETACHED | 3,500        | 3,100          |                |
|       |            |        | OTHER    | 0            | 0              |                |
|       |            |        |          | <b>TOTAL</b> | <b>706,300</b> | <b>528,600</b> |

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| DGF | A    | 1.00 | 80 0.20 20X12 |    | 240   | 54.75     | 2,600 |
| SHF | A    | 1.00 | 30 0.70 8X10  |    | 80    | 15.97     | 900   |



BLDG COMMENTS

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/31/2023 | JD  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 7/31/2023 | EST |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 3/21/2011 | ER  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| YEAR BLT     | 1900  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 1,523 | DETAIL ADJ | 1.100 |
| \$NLA(RCN)   | \$241 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 1.5   | 1.00       |       |
| ROOMS        | 7     | 1.00       |       |
| BEDROOMS     | 3     | 1.00       |       |
| BATHROOMS    | 1     | 1.00       |       |
| # 1/2 BATHS  | 0     | 1.00       |       |
| TOT FIXTURES | 3     | \$2,640    |       |
| # UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION    | ADJ  |
|-----------------|----|----------------|------|
| FOUNDATION      | 4  | CONT BSMT WALL | 1.00 |
| EXT COVER       | 4  | VINYL          | 1.00 |
| ROOF SHAPE      | 1  | GABLE          | 1.00 |
| ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 |
| FLOOR COVER     | 2  | SOFTWOOD       | 1.00 |
| INT FINISH      | 1  | PLASTER        | 1.00 |
| HEATING/COOLING | 1  | FORCED AIR     | 1.00 |
| FUEL SOURCE     | 2  | GAS            | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | BMU | N | BSMT UNFINISHED | 508   |      | 60.20     | 30,583  |
| A | BAS | L | BASE AREA       | 1,015 | 1900 | 234.43    | 237,947 |
| A | ATF | L | ATTIC FINISH    | 508   | 1900 | 151.47    | 76,946  |
| + | OPA | N | OPEN PORCH      | 36    |      | 51.50     | 1,854   |
|   | F21 | O | FPL 2S 1OP      | 2     |      | 8,238.50  | 16,477  |

| TOTAL RCN      | 366,447    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | F          |
| INTERIOR       | F          |
| KITCHEN        | F          |
| BATHS          | F          |
| HEAT           | O          |
| ELECT          | O          |
| EFF.YR/AGE     | 1960 / 62  |
| COND           | 48 48%     |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 48 % GD 52 |
| RCNLD          | \$190,600  |