

Key: 5993

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.698

LEGALS

CURRENT OWNER						PARCEL ID						LOCATION						
MAKAITIS MICHAEL & NAGLE TANYA						50-5-36-0						32 BEAL PL						
32 BEAL PL						TRANSFER HISTORY						DOS		T	SALE PRICE		BK-PG (Cert)	
SCITUATE, MA 02066						MAKAITIS MICHAEL & NAGLE						09/01/2005	QS	495,500		31263-294		
						ARSENEAU RANDY S & JULIAN						08/29/1997	QS	227,500		15439-142		
						MCCOURT GREGORY M & SHEIL						03/18/1988	XX	8340-310				

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	%
23-0488	06/07/2023	3	ALTERATIONS	5,000				0
08-078	02/22/2008	3	ALTERATIONS	14,000	07/24/2008	SJ	100	100
		7	OTHERS		09/20/2006		100	100
90-608	10/04/1990	2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,191	HBR 1.00	100	1.00	100	1.00	616,000	4.32	100	1.00	R08 1.40	500,440

TOTAL	8,189 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	500,400	422,500		
Inf1	FACTOR 100		BUILDING	282,500	251,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	782,900	673,900		

DETACHED

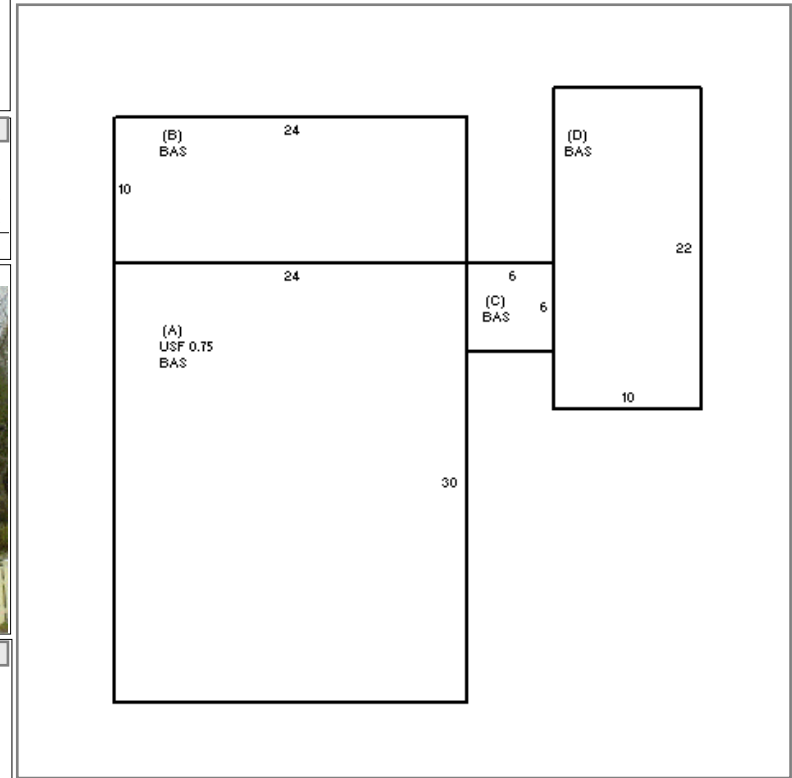
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/20/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/20/2015	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	1950	SIZE ADJ	1.000
NET AREA	1,756	DETAIL ADJ	1.045
\$NLA(RCN)	\$217	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		6	\$5,016
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,216	1950	215.88	262,510
A	USF	L	UPPER STORY FIN	540	1950	196.32	106,013
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	381,778
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	\$282,500