**Key: 5998**

# Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,703

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LANG DOREEN A<br>18 BEAL PL<br>SCITUATE, MA 02066 | 50-5-41-0 | 18 BEAL PL |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LANG DOREEN A | 03/28/2011 | QS | 387,500 | 39785-33 |
| STUDLEY RALPH M & HEATHER | 06/03/2010 | QS | 364,000 | 38589-237 |
| AMES PAUL J & MARSHA S | 07/09/2002 | QS | 230,000 | 22403-261 |

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

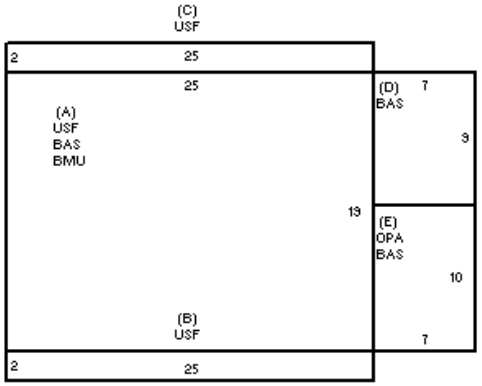
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 14-078 | 03/04/2014 | 2 | ADDITIONS | 6,500 | 09/25/2014 | RJM | 100 | 100 |
| 11-391 | 11/17/2011 | 7 | OTHERS | 18,500 | 08/06/2012 | SJ | 100 | 100 |
| 11-731 | 06/30/2011 | 2 | ADDITIONS | 7,300 | 08/06/2012 | SJ | 100 | 100 |
| | | 3 | ALTERATIONS | | 03/28/2004 | PJB | 100 | 100 |
| 02-457 | 08/09/2002 | 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 | 11,625 | HBR 1.00 | 100 1.00 | 100 1.00 | 616,000 | 3.10 | 100 1.00 | R08 1.40 | | | 509,970 |

| TOTAL | 11,625 SF | ZONING | | FRNT | 116 |
|---|---|---|---|---|---|
| Ngh | HARBOR | NOTE | | | |
| Infl1 | FACTOR 100 | | | | |
| Infl2 | PHY 100 | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 510,000 | 430,500 |
| BUILDING | 224,000 | 208,200 |
| DETACHED | 12,300 | 11,700 |
| OTHER | 0 | 0 |
| TOTAL | **746,300** | **650,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| IPV | A 1.00 | 10 0.90 | 12 X 30 | 2012 | 360 | 38.07 | 12,300 |

PHOTO 09/26/2014

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/6/2012 | SJ |
|---|---|---|
| LIST | 8/6/2012 | EST |
| REVIEW | 9/26/2014 | RJM |

| YEAR BLT | 1967 | SIZE ADJ | 1.000 |
|---|---|---|---|
| NET AREA | 1,183 | DETAIL ADJ | 1.030 |
| $NLA(RCN) | $256 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | $4,944 |
| # UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | CONT BSMT WALL | 1.00 |
| 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 | 9 | WARM/COOL AIR | 1.03 |
| FUEL SOURCE | 99 | N/A | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 475 | | 62.05 | 29,476 |
| + | USF | L | UPPER STORY FIN | 575 | 1967 | 212.85 | 122,390 |
| + | BAS | L | BASE AREA | 608 | 1967 | 234.06 | 142,308 |
| E | OPA | N | OPEN PORCH | 70 | | 51.50 | 3,605 |

| TOTAL RCN | 302,723 |
|---|---|
| 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 | | $224,000 |