Key: 675

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 614

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARD DAVID M S/O WARD DAVID M & JENNIFER E 14 BLACK BEECH LN SCITUATE, MA 02066	37-1-15-D	14 BLACK BEECH LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARD DAVID M & JENNIFER E	03/21/2023	F	1	57757-311
WARD DAVID M	10/03/2012	F	1	42044-173
WARD JENNIFER E & DAVID M	03/20/2008	QS	675,000	35748-201

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

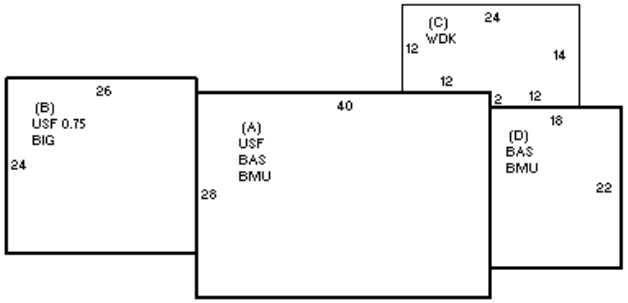
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		06/17/2009	SJ	100	100
93-634	10/21/1993	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,625	SC 1.00	100 1.00	100 1.00	396,000	1.67	100 1.00	R04 0.90			343,340

TOTAL	22,625 SF	ZONING		FRNT	49
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	343,300	329,500
BUILDING	603,700	560,500
DETACHED	0	0
OTHER	0	0
TOTAL	**947,000**	**890,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/30/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/21/2009	PL
LIST		
REVIEW	3/8/2011	KT

BLDG COMMENTS

FY12 FR-VG TO +

YEAR BLT	1994	SIZE ADJ	1.000
NET AREA	3,104	DETAIL ADJ	1.030
$NLA(RCN)	$246	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$9,970
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.00
ROOF COVER	2	WOOD SHINGLES	1.01
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,516		46.82	70,979
+	BAS	L	BASE AREA	1,516	1994	213.28	323,334
+	USF	L	UPPER STORY FIN	1,588	1994	193.96	308,002
B	BIG	N	BUILT-IN GARAGE	624		47.47	29,620
C	WDK	N	WOOD DECK	312		42.24	13,179
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	764,147
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2000 / 22	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$603,700