Key: **678**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 617

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SMOLLETT JENNIFER W TR **4 BLACK BEECH LN** **SCITUATE, MA 02066**	**37-1-15-B**	**4 BLACK BEECH LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SMOLLETT JENNIFER W TR	04/21/2020	F	100	52636-296
SMOLLETT JENNIFER W	01/28/1999	F	-100	17093-255
SMOLLETT PETER & JENNIFER	01/01/1973	XX		3768-418

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

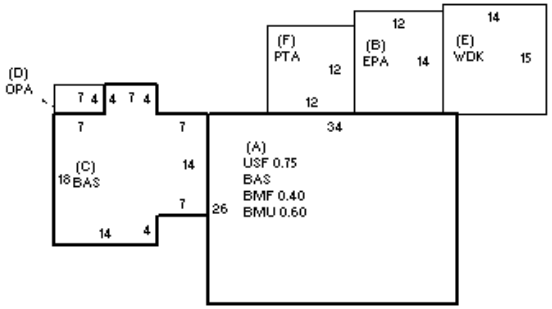
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
22-0870	08/18/2022	3	ALTERATIONS	18,000	05/31/2023	NC	100	100
06-473	08/08/2006	3	ALTERATIONS	5,000	07/10/2007	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,500	SC 1.00	100 1.00	100 1.00	396,000	1.75	100 1.00	R02 0.90			341,910

TOTAL	21,500 SF	ZONING		FRNT	246
Ngh	SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	341,900	328,100
BUILDING	418,700	371,000
DETACHED	1,600	300
OTHER	0	0
TOTAL	**762,200**	**699,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	16X10		160	12.89	1,600

PHOTO 05/31/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/4/2014	SJ
LIST	5/4/2014	EST
REVIEW	6/27/2023	NC

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,925	DETAIL ADJ	1.089
$NLA(RCN)	$290	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,792
# 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	24	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	530		53.81	28,521
A	BMF	N	BSMT FINISH-SEP	354		75.54	26,742
A	USF	L	UPPER STORY FIN	663	1972	221.14	146,617
B	EPA	N	ENCLOSED PORCH	168		99.22	16,669
+	BAS	L	BASE AREA	1,262	1972	243.17	306,886
D	OPA	N	OPEN PORCH	28		56.65	1,586
E	WDK	N	WOOD DECK	210		42.24	8,870
F	PTA	N	PATIO	144		16.39	2,361
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GFP	O	GAS FIREPLACE	1		6,111.60	6,112

TOTAL RCN	558,218
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD		$418,700