

Key: 8332

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.943

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HIRT LEWIS STEPHEN & PETERSSON HIRT LYNN 41 BEAVER DAM RD SCITUATE, MA 02066				50-1-13-0				41 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HIRT LEWIS STEPHEN & HERZOG SCOTT A T II				01/10/2019	QS	949,000	50710-224				
ALEXANDER ALEXANDER				09/27/2017	U	320,000	48973-130				
				09/16/2008	L	318,900	36361-177				

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	%
18-356	06/06/2018	2	OTHERS		08/27/2020	JD	100	100
18-356	06/06/2018	2	ADDITIONS	400,000	07/12/2018	JD	100	30
98-83	03/13/1998	2	ADDITIONS	400,000	05/09/2019	JD	100	100

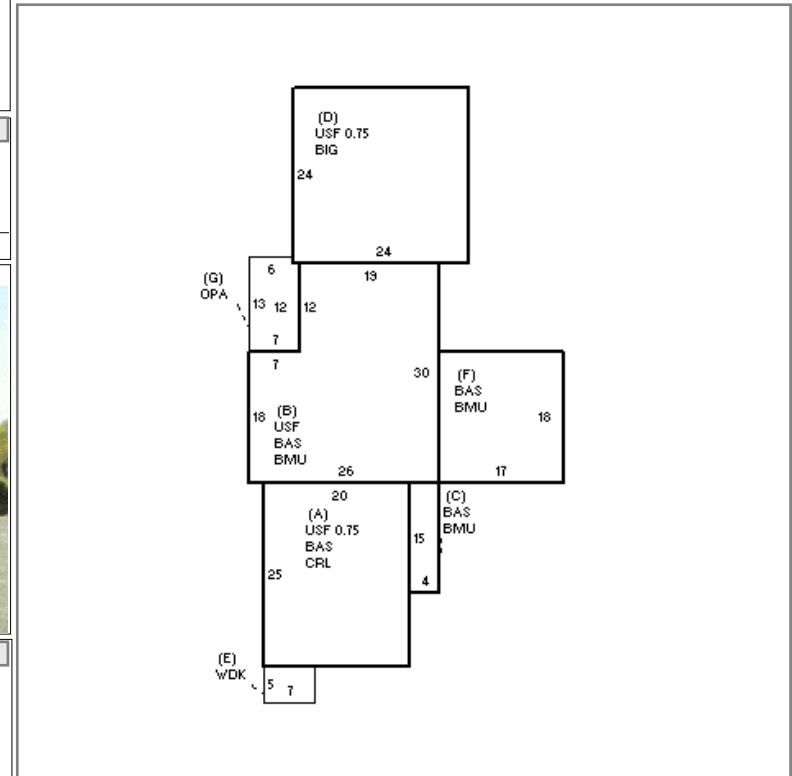
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	13,660	HBR 1.00	100	1.00	100	1.00	616,000	2.67	100	1.00	R02 1.40	514,960

TOTAL	13,660 SF	ZONING	N O T E	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	IN M45 FY2020 LAND AREA CHNG				LAND	515,000	434,700
Infl1	FACTOR 100					BUILDING	920,500	760,300
Infl2	PHY 100					DETACHED	2,300	2,200
						OTHER	0	0
						<b>TOTAL</b>	<b>1,437,800</b>	<b>1,197,200</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	10 0.90	22 X 15	330	7.76	2,300



BLDG COMMENTS	Not mls
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YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,022,802	
NET AREA	3,065	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	500		13.23	6,614	CONDITION ELEM	CD	
\$NLA(RCN)	\$334	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,562	1850	299.26	467,447	EXTERIOR	V	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,503	1850	272.15	409,037	INTERIOR	V
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BMU	N	BSMT UNFINISHED	1,062		59.24		62,908	KITCHEN	V	
ROOMS	8	1.00	FLOOR COVER	2	SOFTWOOD	1.00	D	BIG	N	BUILT-IN GARAGE	576		67.64		38,962	BATHS	V	
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	35		53.76		1,882	HEAT	U	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	G	OPA	N	OPEN PORCH	90		72.10		6,489	ELECT	U	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1			11,534.60		11,535			
TOT FIXTURES	8	\$10,151					GFP	O	GAS FIREPLACE	1			7,778.40		7,778			
# UNITS	1	1.00														EFF.YR/AGE	2012 / 10	
																COND	10 10 %	
																FUNC	0	
																ECON	0	
																DEPR	10 % GD 90	
																RCNLD	\$920,500	