

Key: 8334

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.945

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
SICILIANO TRACEY D 39A BEAVER DAM RD SCITUATE, MA 02066				50-1-11-0				39-A BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SICILIANO TRACEY D				01/06/2005	A	1	29800-146				
STETSON JONATHAN T & TRAC				05/30/2002	A	1	22163-2				
STETSON JONATHAN T &				10/07/1993	QS	62,500	12273-272				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
09-422	09/14/2009	3	ALTERATIONS	3,000	08/26/2010	SJ	100
		1	NEW CONST		08/15/2005		100
0539	09/17/2002	1	NEW CONST	120,000	08/19/2004	SJ	100
94-520	10/02/1994	3	ALTERATIONS				100
93-584	09/30/1993	2	ADDITIONS				100

LEGAL LAND

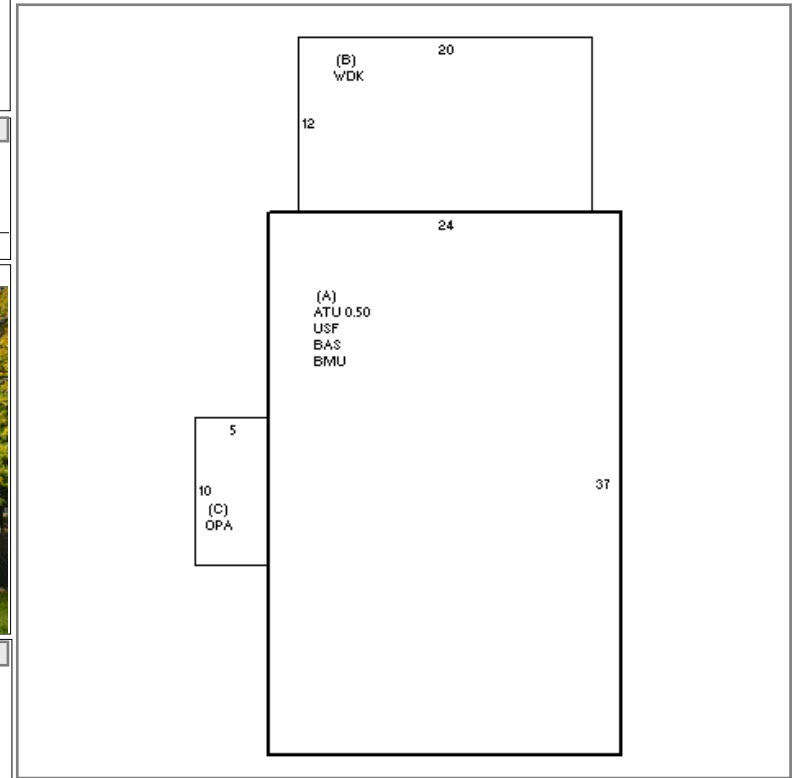
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	3,148	HBR 1.00	100	1.00	100	1.00	616,000	10.79	100	1.00	R08 1.40	480,300

TOTAL	3,136 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE IN M45/ PARCEL HAS "TIGHT TANK" FOR SEPTIC	LAND	480,300	405,500		
Infl1	FACTOR 100		BUILDING	350,100	328,400		
Infl2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	831,600	735,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80		100	14.74	1,200



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



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/26/2001	SJ
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/3/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,213
NET AREA	1,776	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	888		48.84	43,366		
\$NLA(RCN)	\$243	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	888	2003	210.29	186,734		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	888	2003	191.23	169,814		
STORIES	2.5		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	444		37.00	16,428		
ROOMS	6		1.00	FLOOR COVER	13	COMB	1.00	B	WDK	N	WOOD DECK	240		38.40	9,216		
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	50		51.50	2,575		
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02										
# 1/2 BATHS	1		1.00	FUEL SOURCE	1	OIL	1.00										
TOT FIXTURES	5		\$4,080														
# UNITS	1		1.00														

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	2003 / 19
COND	18 18 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$350,100