

Key: 8335

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.946

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SICILIANO TRACEY TR 39A BEAVER DAM RD SCITUATE, MA 02066				50-1-12-0				39-B BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SICILIANO TRACEY TR				11/04/2021	F		55966-59				
STETSON WILLIAM H TR				06/29/2004	F	1	28555-346				
STETSON WILLIAM				09/15/1988	QS		8707-117				

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		05/24/2023	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,900	HBR 1.00	100	1.00	100	1.00	616,000	3.61	100	1.00	R08 1.40	505,400

TOTAL	9,900 SF	ZONING	FRNT 0	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	IN M45	LAND	505,400	426,600
Inf1	FACTOR 100		BUILDING	79,300	36,700	
Inf2	PHY 100		DETACHED	400	300	
			OTHER	0	0	
				TOTAL	585,100	463,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	70 0.30 8X14		112	12.79	400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/3/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(A)	22	BAS
15		
(B)	22	ATU 0.50 BAS
13		
(C)	22	EPA
5		

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	141,570		
NET AREA	616	DETAIL ADJ	0.799	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	616	1900	204.79	126,152	CONDITION ELEM	CD		
\$NLA(RCN)	\$230	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	ATU	N	ATTIC UNF	143		33.30	4,762	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	110		81.18	8,930	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	F		
				INT FINISH	1	PLASTER	1.00									HEAT	F		
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT	A		
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$79,300