

Key: 8336

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.947

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SWEENEY VALERIE H 45 BEAVER DAM RD SCITUATE, MA 02066				50-1-14-0				45 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SWEENEY VALERIE H				04/16/2015	QS	420,000	45439-224				
DONAHUE JOHN P & ERIN C				11/23/2009	QS	317,000	37953-59				
THOMPSON LINDA J				02/14/2005	F	1	29989-250				

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	%
12-376	07/11/2012	3	ALTERATIONS	1,800	08/08/2013	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,064	HBR 1.00	100	1.00	616,000	2.59	100	1.00	R02	1.40	515,910

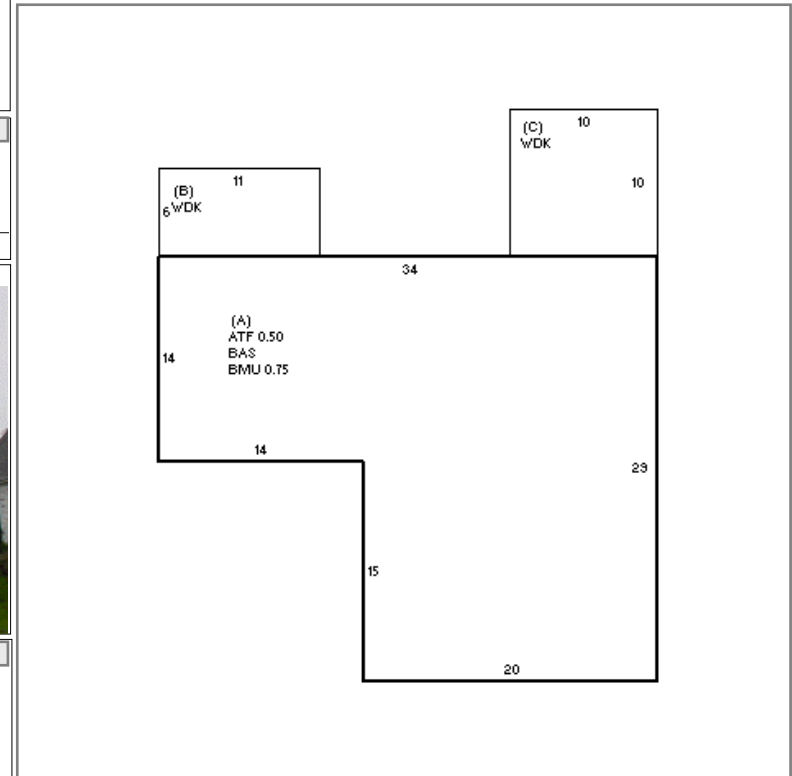
TOTAL	14,064 SF	ZONING	FRNT 67	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE IN M45	LAND	515,900	435,500	
Infl1	FACTOR 100		BUILDING	265,600	236,500	
Infl2	PHY 100		DETACHED	600	600	
			OTHER	0	0	
			TOTAL	782,100	672,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2013
MODEL	1		RESIDENTIAL	LIST	4/25/2002
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		



YEAR BLT	1854	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	331,955				
NET AREA	1,164	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	582		56.84	33,078	CONDITION ELEM	CD				
\$NLA(RCN)	\$285	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	776	1854	279.18	216,641	EXTERIOR	G				
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	388	1854	180.38	69,987	INTERIOR	G				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	166		38.40	6,374	KITCHEN	G				
				FLOOR COVER	2	SOFTWOOD	1.00									BATHS	G				
				INT FINISH	1	PLASTER	1.00									HEAT	U				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	2002 / 20		
																		COND	18 18%		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$265,600		