

Key: 8337

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.948

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DELGROSSO STEPHEN A & DEARY JOAN H 49 BEAVER DAM RD SCITUATE, MA 02066				50-1-15-0				49 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELGROSSO STEPHEN A & COUGHLAN ELAINE V TR				08/20/2021	O	680,000	55513-197				
COUGHLAN ELAINE V				07/25/2007	F	-100	34861-171				
COUGHLAN ELAINE V				11/28/1995	QS	-100	13986-17				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-0506	06/14/2023	1	NEW CONST	489,446			5	5
		7	OTHERS		07/25/2022	JD	100	100
		6	CYCL GROWTH		09/21/2021	JD	100	100
92-837	11/01/1992	3	ALTERATIONS				100	100
91-526	10/11/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,600	HBR 1.00	100	1.00	616,000	2.88	100	1.00	R02	1.40	512,400

TOTAL	12,600 SF	ZONING	FRNT	82	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E IN M45			LAND	512,400	432,500
Infl1	FACTOR 100		BUILDING	0	247,900		
Infl2	PHY 100		DETACHED	0	1,100		
			OTHER	0	0		
			TOTAL	512,400	681,500		

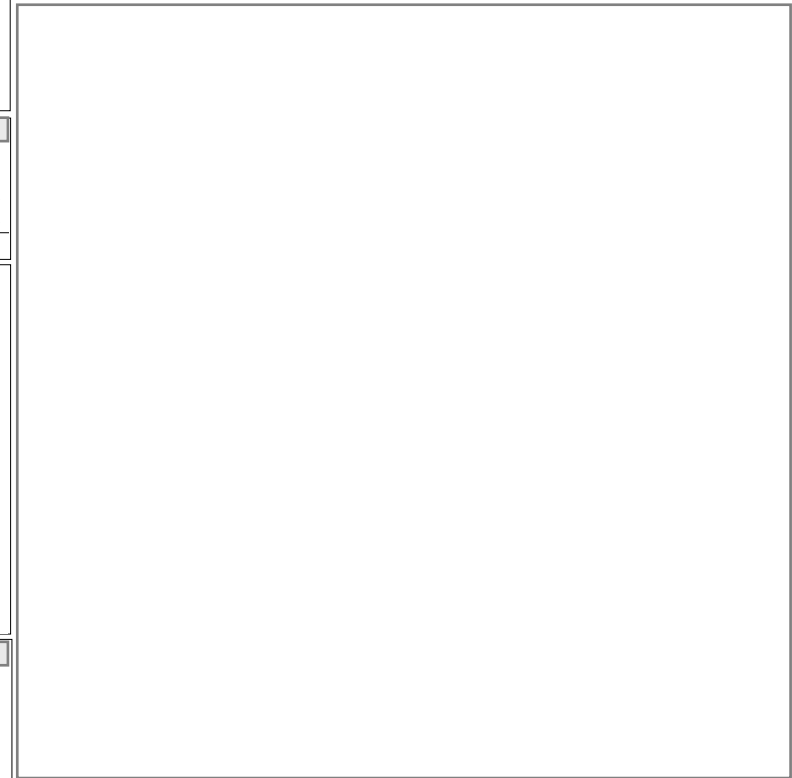
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



CAPACITY	UNITS	ADJ

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR	% GD	
RCNLD		