Key: 8354

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,965

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
JACKSON DEBRA J TR &	50-1-2-0	15 BEAVER DAM RD
LYNCH HENRY J TR		
15 BEAVER DAM RD		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
JACKSON DEBRA J TR &	10/19/2016	F	1	47620-186
JACKSON DEBRA & LYNCH H	04/16/2004	QS	490,000	27972-51
MCKENZIE BERNARD W	05/02/1980	QS		4822-279

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

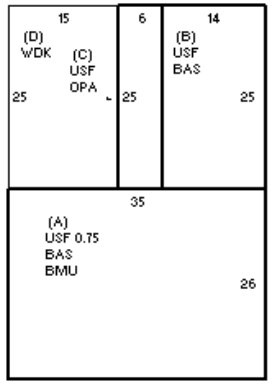
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-313	06/09/2016	2	ADDITIONS	69,000	07/25/2016	SJ	100	5
16313	06/09/2016	2	ADDITIONS	69,000	08/07/2017	SJ	100	100
05-665	10/05/2005	3	ALTERATIONS	2,800	08/10/2006	SJ	100	100
		3	ALTERATIONS		07/11/2005	SJ	100	100
03-392	03/14/2003	3	ALTERATIONS	60,000	08/30/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	HBR 1.00	100 1.00	100 1.00	660,000	3.30	100 1.00	WV3 1.50			544,350

TOTAL	10,890 SF	ZONING		FRNT	116
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

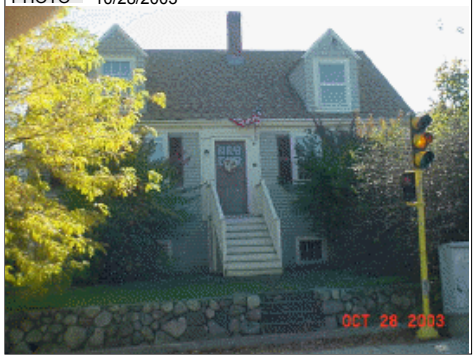
ASSESSED	CURRENT	PREVIOUS
LAND	544,400	461,900
BUILDING	306,500	283,000
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**852,100**	**746,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10 X 12	2005	120	13.93	1,200

PHOTO 10/28/2003



BLDG COMMENTS

FY12 FR- GOOD TO AVG

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.10	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/20/2010	PL
LIST	12/20/2010	EST
REVIEW	3/3/2011	ER

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	2,443	DETAIL ADJ	1.144
$NLA(RCN)	$241	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,746
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	910		48.50	44,134
+	USF	L	UPPER STORY FIN	1,183	1900	202.64	239,720
+	BAS	L	BASE AREA	1,260	1900	222.83	280,763
C	OPA	N	OPEN PORCH	150		51.50	7,725
D	WDK	N	WOOD DECK	375		38.40	14,400
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	589,488
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1960 / 62	
COND	48	48 %
FUNC	0	
ECON	0	
DEPR	48	% GD 52
RCNLD		$306,500