

Key: 8355

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.966

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
KELLIHER LORI A & KELLER BRIAN J				50-1-3-0				17-A BEAVER DAM RD					
17-A BEAVER DAM RD				SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				KELLIHER LORI A & BARRY JOHN T JR & MARY AN		12/21/2012	O	459,000	42437-274				
				BARRY JOHN T JR		06/02/2010	F	38586-340					
				BARRY JOHN T JR		12/15/1988	QS	8885-125					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
15-184	04/17/2015	3	ALTERATIONS	12,500	08/10/2015	SJ	100
13-752	11/12/2013	3	ALTERATIONS	20,000	09/24/2014	RJM	100
		7	OTHERS		04/25/2013	SJ	100
13-189	04/09/2013	3	ALTERATIONS	75,000	09/24/2014	RJM	100
13-189	04/09/2013	3	ALTERATIONS	75,000	09/24/2014	RJM	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,990	HBR 1.00	100	1.00	100	1.00	660,000	2.44	100	1.00	555,060

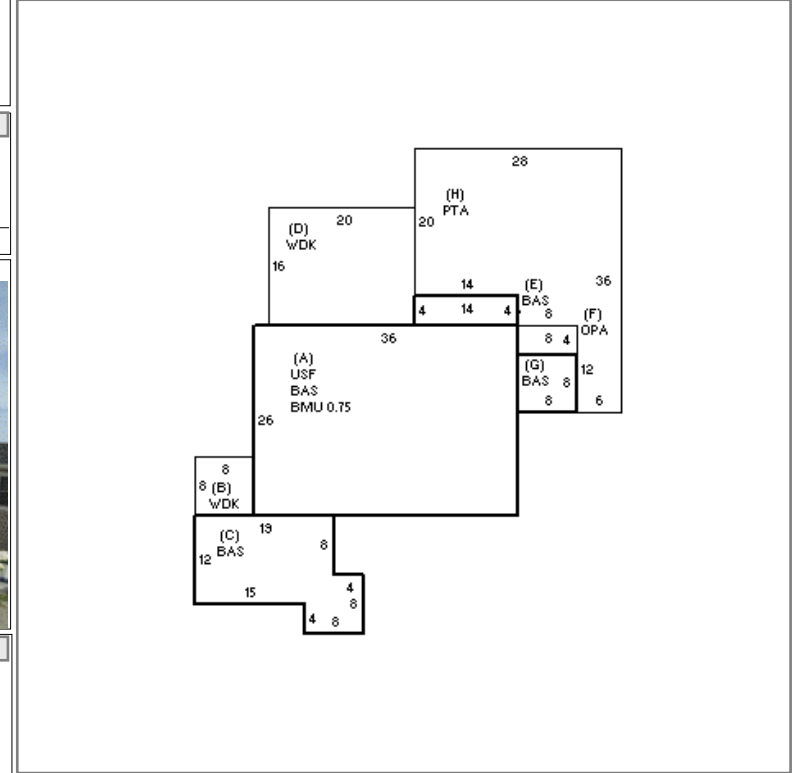
DETACHED

TOTAL	14,990 SF	ZONING	FRNT	17	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	555,100	471,000		
Inf1	FACTOR 100		BUILDING	543,800	483,700		
Inf2	PHY 100		DETACHED	59,800	56,900		
			OTHER	0	0		
			TOTAL	1,158,700	1,011,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	G	1.20	10 0.90		680	97.64	59,800



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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/8/2013	SJ
MODEL	1		RESIDENTIAL	LIST	8/8/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	688,369
NET AREA	2,268	DETAIL ADJ	1.260	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	702		58.17	40,832		
\$NLA(RCN)	\$304	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	936	1900	248.43	232,527		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	384		42.24	16,221		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,332	1900	273.18	363,873		
				FLOOR COVER	2	SOFTWOOD	1.00	F	OPA	N	OPEN PORCH	32		56.65	1,813		
				INT FINISH	1	PLASTER	1.00	H	PTA	N	PATIO	688		16.39	11,276		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F21	O	FPL 2S 1OP	1			9,062.90	9,063		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			6,111.60	6,112		

CONDITION ELEM	CD	TOTAL RCN
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2000 / 22
COND	20 20 %	
FUNC	0	
ECON	0	
DEPR	21 % GD	79
RCNLD		\$543,800