

Key: 8358

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.969

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VITIELLO EDWARD W JR TR & LINDA C TR 25 BEAVER DAM RD SCITUATE, MA 02066				50-1-6-0				25 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VITIELLO EDWARD W JR TR & LINDA C TR				05/29/2020	F	1	52829-109				
VITIELLO EDWARD W JR TR & LINDA C TR				01/23/2004	O	820,000	27432-164				
DWAYER BRIAN D & SHEILA J				01/01/1976	QS	43,000	4104-595				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-795	12/01/2005	2	ADDITIONS	25,800	08/10/2006	SJ	100	100
05-795	12/01/2005	2	ADDITIONS	25,800	07/26/2007	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,450	HBR 1.00	100	1.00	100	1.00	616,000	1.68	100	1.00	R02 1.40	533,740

TOTAL	22,433 SF	ZONING	HARBOR	FRNT	126	ASSESSED	533,700	CURRENT	1,314,300	PREVIOUS	450,600
Ngh	HARBOR	NOTE	LAND	697,600	584,700						
Inf1	FACTOR 100		DETACHED	6,100	5,800						
Inf2	PHY 100		OTHER	76,900	72,300						
TOTAL				1,314,300	1,113,400						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30	1948	420	48.49	6,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/25/2002	RD
MODEL	1		RESIDENTIAL	LIST	4/25/2002	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/3/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1860	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,762	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,176		63.18	74,304	
\$NLA(RCN)	\$366	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,326	1860	327.63	434,441	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,326	1860	297.95	395,077
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	300		51.80	15,540		
ROOMS	7	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	WDK	N	WOOD DECK	360		53.76	19,354		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	C	EPA	N	ENCLOSED PORCH	224		126.28	28,287		
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	D	ATF	L	ATTIC FINISH	110	1860	211.69	23,286		
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	+	OPA	N	OPEN PORCH	116		72.10	8,364		
TOT FIXTURES	9	\$12,338														
# UNITS	1	1.00														

TOTAL RCN	1,010,990
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1972 / 50
COND	31 31 %
FUNC	0
ECON	0
DEPR	31 % GD 69
RCNLD	\$697,600



