

Key: 8361

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.973

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RAYEL JAMES P S/O RITCHIE JAMES & SALLY 35 BEAVER DAM RD SCITUATE, MA 02066				50-1-8-0				35 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RITCHIE JAMES & SALLY				06/29/2023	QS	1,400,000	(135567)				
RAYEL JAMES P				06/01/2007	R	345,000	(110607)				
RAYEL JAMES P				06/01/2007	QS	345,000	(110607)				

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	%
07-750	12/17/2007	3	OTHERS	200,000	08/15/2023	JD	100	100
07-750	12/17/2007	3	ALTERATIONS	200,000	07/24/2008	SJ	100	100
05-573	09/12/2005	2	ALTERATIONS	200,000	08/26/2010	SJ	100	100
		2	ADDITIONS	10,000	08/10/2006	SJ	100	100
		2	ADDITIONS		01/21/2004	PJB	100	100

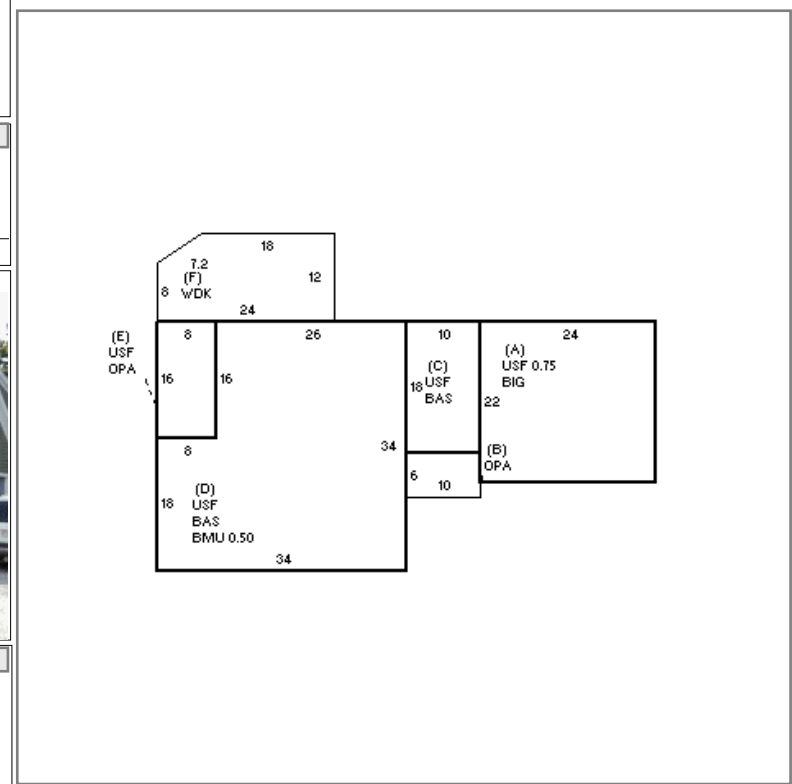
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,476	HBR 1.00	100	1.00	100	1.00		R08	1.40		516,880

TOTAL	14,476 SF	ZONING		FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	516,900	436,300		
Inf1	FACTOR 100		BUILDING	665,200	538,000			
Inf2	PHY 100		DETACHED	7,200	6,900			
			OTHER	0	0			
				TOTAL	1,189,300	981,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	60 0.40		348	51.73	7,200



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	SJ
MODEL	1		RESIDENTIAL	LIST	8/26/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/15/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2007	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,940	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	528		54.32	28,681
\$NLA(RCN)	\$260	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	524	2007	215.32	112,826
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	188		61.80	11,618
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,208	2009	236.77	286,019
				FLOOR COVER	13	COMB	1.00	+	USF	L	UPPER STORY FIN	1,208	2009	215.32	260,104
				INT FINISH	2	DRYWALL	1.00	D	BMU	N	BSMT UNFINISHED	514		71.89	36,952
				HEATING/COOLING	11	HW/COOL AIR	1.04	F	WDK	N	WOOD DECK	276		46.08	12,718
				FUEL SOURCE	2	GAS	1.00	G	GFP	O	GAS FIREPLACE	1		6,667.20	6,667

TOTAL RCN	764,570
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$665,200