Key: 10698

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,354

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEMETRIADES ALEXIS &	**42-4-4-0**	**146 TACK FACTORY POND DR**
SPOONER IAN		
146 TACK FACTORY POND DR		
SCITUATE, MA 02066		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEMETRIADES ALEXIS &	06/29/2022	QS	1,380,000	56972-157
MURRAY THOMAS P & MARY EL	02/27/1992	L	70,000	10733-313
FIRST AMERICAN FINANCIAL	09/05/1990	XX		9931-121

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

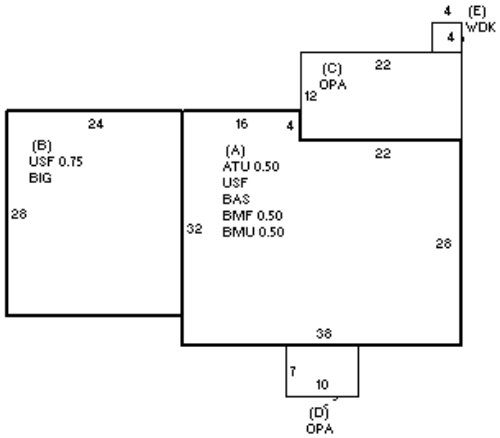
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		07/24/2023	JD	100	100
		7	OTHERS		06/03/2022	JD	100	100
		7	OTHERS		07/25/2007	SJ	100	100
06-577	09/20/2006	3	ALTERATIONS	15,000	07/25/2007	SJ	100	100
06-577	08/20/2006	3	ALTERATIONS	15,000	07/15/2008	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100 1.00	100 1.00	484,000	1.00	100 1.00	TFP 1.10			444,440

TOTAL	40,000 SF	ZONING		FRNT	111
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	444,400	367,300
BUILDING	706,500	588,100
DETACHED	7,100	4,100
OTHER	0	0
TOTAL	**1,158,000**	**959,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	12X8	2005	96	14.95	1,000
HTB	A 1.00	30 0.70			1	5,181.80	3,600
PTD	A 1.00	30 0.70	40X12		480	7.31	2,500

PHOTO 07/24/2023

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/5/2015	SJ
LIST	5/5/2015	EST
REVIEW	6/3/2022	JD

YEAR BLT	1992	SIZE ADJ	1.000
NET AREA	2,760	DETAIL ADJ	1.040
$NLA(RCN)	$291	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	12	$11,981
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	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	564		54.76	30,887
A	BMF	N	BSMT FINISH-SEP	564		76.88	43,358
A	BAS	L	BASE AREA	1,128	1992	238.88	269,452
+	USF	L	UPPER STORY FIN	1,632	1992	217.23	354,522
A	ATU	N	ATTIC UNF	564		44.40	25,042
B	BIG	N	BUILT-IN GARAGE	672		51.51	34,618
+	OPA	N	OPEN PORCH	334		61.80	20,641
E	WDK	N	WOOD DECK	16		46.05	737
	F21	O	FPL 2S 1OP	1		9,886.80	9,887
	ODS	O	OUT DOOR SHOWER	1		1,674.00	1,674

TOTAL RCN	802,798

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$706,500