Key: 4935

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,684

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MICHELI BRAD R & S/O KNAB ANN MARIE 187 BEAVER DAM RD SCITUATE, MA 02066	44-1-36-0	187 BEAVER DAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KNAB ANN MARIE	06/27/2023	QS	710,000	58042-88
MICHELI BRAD R &	05/17/2018	QS	480,000	49808-74
FEELY MARYKAY	06/12/1998	QS	223,500	16291-291

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

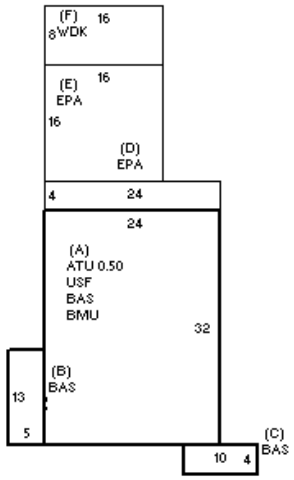
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
080502		2	ADDITIONS		01/13/2004	PJB	100	100
02-437	08/05/2002	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,630	SC 1.00	100 1.00	100 1.00	396,000	1.82	100 1.00	R02 0.90			340,790

TOTAL	20,630 SF	ZONING		FRNT	148
Ngh	SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	340,800	327,000
BUILDING	358,800	331,600
DETACHED	6,300	6,000
OTHER	0	0
TOTAL	**705,900**	**664,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30			440	47.79	6,300

PHOTO 09/10/2019

BLDG COMMENTS

MLS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/7/2010	PL
LIST	10/7/2010	EST
REVIEW	8/16/2023	JD

YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,641	DETAIL ADJ	1.200
$NLA(RCN)	$304	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$4,800
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
A	USF	L	UPPER STORY FIN	768	1927	228.89	175,787
A	ATU	N	ATTIC UNF	384		37.00	14,208
+	BAS	L	BASE AREA	873	1927	251.70	219,730
+	EPA	N	ENCLOSED PORCH	352		90.20	31,750
F	WDK	N	WOOD DECK	128		38.40	4,915
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	498,352

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

EFF.YR/AGE	1977 / 45	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD		$358,800