

Key: 4948

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.697

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| TABOR PAUL E & MELISSA V<br>221 BEAVER DAM RD<br>SCITUATE, MA 02066 |  |  |  | 44-1-42-F  |    |            |              | 221 BEAVER DAM RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| TABOR PAUL E & MELISSA V  |  |  |  | 08/10/2017 | QS | 649,000    | 48779-216    |                   |  |  |  |
| KRADAS MICHAEL I & MELISSA  |  |  |  | 06/30/2009 | QS | 535,000    | 37432-329    |                   |  |  |  |
| RONA AGNES  |  |  |  | 05/22/1998 | QS | 255,000    | 16221-80     |                   |  |  |  |

| 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    | %   |
| 15-654 | 10/05/2015 | 3             | OTHERS      |        | 07/02/2018 | JD | 100    | 100 |
| 08-262 | 06/01/2008 | 3             | ALTERATIONS | 34,771 | 07/21/2016 | SJ | 100    | 100 |
| 05-432 | 07/21/2005 | 2             | ALTERATIONS | 4,500  | 08/03/2009 | SJ | 100    | 100 |
| 99-07  | 01/14/1999 | 3             | ADDITIONS   | 46,000 | 08/01/2006 | SJ | 100    | 100 |
|        |            | 3             | ALTERATIONS |        |            |    | 100    | 100 |

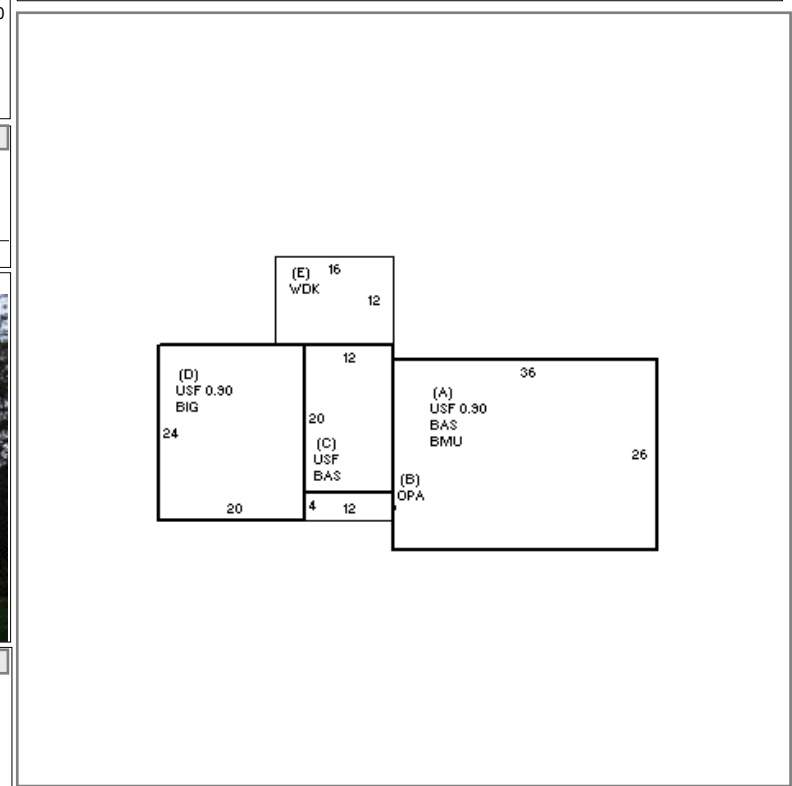
| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3 | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 40,000   | SC 1.00 | 100  | 1.00 | 396,000  | 1.00 | 100  | 1.00 | R02 | 0.90       | 363,640   |
| 300 | A | 0.047    | SC 1.00 | 100  | 1.00 | 17,820   | 1.00 | 100  | 1.00 | R02 | 0.90       | 840       |

| TOTAL | 42,038 SF  | ZONING | FRNT     | 126     | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh   | SCITUATE   | NOTE   | LAND     | 364,500 | 349,800  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 519,200 | 482,900  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 1,300   | 1,200    |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 885,000 | 833,900  |         |          |

| TY  | QUAL | COND | DIM/NOTE      | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| PTD | A    | 1.00 | 20 0.80 14X13 |    | 182   | 8.93      | 1,300 |



BLDG COMMENTS  
FY12 FR-G TO AVE FY19 QUALITY A TO A+



| BUILDING | CD | ADJ  | DESC                | MEASURE | 7/21/2016 | SJ  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 7/21/2016 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]     | REVIEW  | 3/29/2011 | ER  |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT     | 1953  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA     | 2,690 | DETAIL ADJ | 1.040 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 936   |      | 52.89     | 49,501  |
| \$NLA(RCN)   | \$247 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | BAS | L | BASE AREA       | 936   | 1953 | 219.69    | 205,632 |
| CAPACITY     |       |            |       | ROOF SHAPE      | 3  | GAMBREL        | 1.00 | + | USF | L | UPPER STORY FIN | 1,274 | 1953 | 199.79    | 254,528 |
| STORIES      | 1.9   |            | 1.00  | ROOF COVER      | 2  | WOOD SHINGLES  | 1.01 | B | OPA | N | OPEN PORCH      | 48    |      | 56.65     | 2,719   |
| ROOMS        | 8     |            | 1.00  | FLOOR COVER     | 14 | COMB           | 1.00 | C | BAS | L | BASE AREA       | 240   | 2006 | 219.69    | 52,726  |
| BEDROOMS     | 4     |            | 1.00  | INT FINISH      | 1  | PLASTER        | 1.00 | C | USF | L | UPPER STORY FIN | 240   | 2006 | 199.79    | 47,949  |
| BATHROOMS    | 4     |            | 1.00  | HEATING/COOLING | 9  | WARM/COOL AIR  | 1.03 | D | BIG | N | BUILT-IN GARAGE | 480   |      | 50.96     | 24,459  |
| # 1/2 BATHS  | 0     |            | 1.00  | FUEL SOURCE     | 2  | GAS            | 1.00 | E | WDK | N | WOOD DECK       | 192   |      | 42.24     | 8,110   |
| TOT FIXTURES | 12    | \$10,982   |       |                 |    |                |      |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,062.90  | 9,063   |
| # UNITS      | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 665,669    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       |            |
| INTERIOR       |            |
| KITCHEN        |            |
| BATHS          |            |
| HEAT           |            |
| ELECT          |            |
| EFF.YR/AGE     | 1998 / 24  |
| COND           | 21 21 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 22 % GD 78 |
| RCNLD          | \$519,200  |