

Key: 5230

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.975

LEGAL

LAND

DETACHED

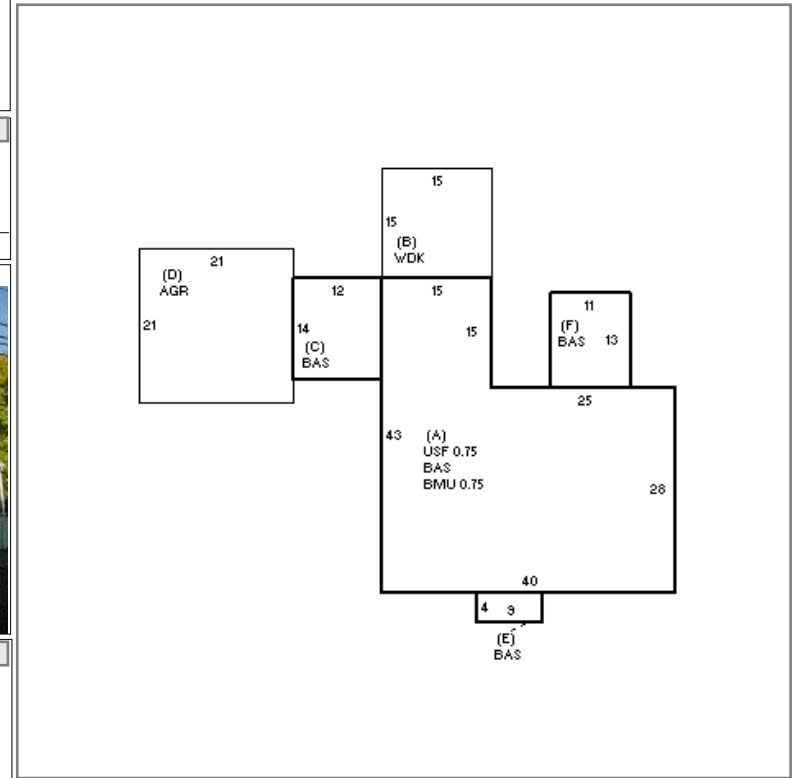
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
KOSMAN CAROLYN E & THOMAS J JR 50 BEAVER DAM RD SCITUATE, MA 02066				45-2-47-0				50 BEAVER DAM RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
KOSMAN CAROLYN E & THOMAS				06/25/2012	QS	455,000	41552-59						
RANDALL JANINE M TR				04/29/2010	F	1	38471-108						
RANDALL KENNETH & JANINE				08/06/2004	QS	549,900	28822-148						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,474	HBR 1.00	100	1.00	100	1.00	616,000	3.42	100	1.00	R02 1.40	506,960

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
12-674	10/30/2012	3	ALTERATIONS	4,500	08/06/2013	SJ	100	100
00-136	04/18/2000	2	ADDITIONS				100	100
97-479	08/18/1997	3	ALTERATIONS				100	100
90-484	08/10/1990	3	ALTERATIONS				100	100

TOTAL	10,474 SF	ZONING		FRNT	122	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	507,000	428,000
Inf1	FACTOR 100		BUILDING	304,300	283,600			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	811,300	711,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- CAPE TO ANTIQUE

BUILDING	CD	ADJ	DESC	MEASURE	8/6/2013
MODEL	1		RESIDENTIAL	LIST	6/19/2000 EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	3/28/2011 ER
QUALITY	+	1.10	AVG +/GOOD - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1780	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	724,475		
NET AREA	2,701	DETAIL ADJ	1.147	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,009		51.73	52,194	CONDITION ELEM	CD		
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	5	ASBESTOS	0.96	A	USF	L	UPPER STORY FIN	1,009	1780	220.10	222,081	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	225		42.24	9,504	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,692	1780	242.03	409,514	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00	D	AGR	N	ATT GARAGE	441		50.11	22,099	BATHS			
				INT FINISH	1	PLASTER	1.00									HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
																		EFF.YR/AGE	1955 / 67
																		COND	58 58 %
																		FUNC	0
																		ECON	0
																		DEPR	58 % GD 42
																		RCNLD	\$304,300