

Key: 5421

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.152

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CURRENT OWNER										PARCEL ID				LOCATION			
FORTUNA MICHAEL B & KATHLEEN S/O LIVELLI CAROL L 99 BEAVER DAM RD SCITUATE, MA 02066										45-16-23-0				99 BEAVER DAM RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Cert)	
LIVELLI CAROL L										04/14/2023		QS		1,290,000		57827-158	
FORTUNA MICHAEL B & KATHL										08/28/1987		QS		310,000		7965-87	
ROMAN DONALD C & JILL										01/01/1972		XX		3655-60			

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	%
16-275		7	OTHERS		01/26/2023	JD	100	100
16-275	05/23/2018	7	OTHERS		03/30/2021	JD	100	100
16-275	05/23/2016	3	ALTERATIONS	55,000	08/23/2018	JD	100	100
16-275	05/23/2016	3	ALTERATIONS	55,000	07/20/2016	SJ	100	50
16-275	05/23/2016	3	ALTERATIONS	55,000	08/01/2017	SJ	100	100

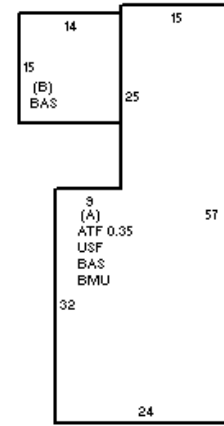
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	HBR 1.00	100	1.00	100	1.00	616,000	1.00	100	1.00	R02 1.40	565,660
300	A	0.249	HBR 1.00	100	1.00	100	1.00	27,720	1.00	100	1.00	R02 1.40	6,900

TOTAL	1.167 Acres		ZONING	FRNT	201		ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		N O T E			LAND	572,600	483,700	
Infl1	FACTOR 100			BUILDING	586,700	450,200			
Infl2	PHY 100			DETACHED	12,000	10,300			
				OTHER	0	0			
TOTAL						TOTAL	1,171,300	944,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30		1,000	39.42	11,800
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING	CD	ADJ	DESC	MEASURE	7/14/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/14/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	1/26/2023	JD
QUALITY	G	1.20	GOOD [100%]	MLS		
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1851	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	838,201		
NET AREA	2,896	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,143		54.56	62,364	CONDITION ELEM CD			
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	1,143	1851	256.47	293,140	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	400	1851	182.21	72,886	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,353	1851	282.02	381,570	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.00		FPL	O	FIREPLACE	2		9,375.00	18,750	BATHS	G		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1973 / 49
STORIES		2.25	1.00															COND	30 30 %
ROOMS		7	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	30 % GD 70
# 1/2 BATHS		1	1.00															RCNLD	\$586,700
TOT FIXTURES		8	\$9,492																
# UNITS		1	1.00																