Key: 7921

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,595

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
IORDANOPOULOS ELIAS **S/O TLW SCITUATE REALTY LLC** **10 DEXTER DRIVE** **SHERBORN, MA 01770**	**45-11-1-0**	**21 BARKER RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TLW SCITUATE REALTY LLC	03/03/2023	QS	3,000,000	(135119)
Z GOLF FOOD & BEVERAGE SV	03/02/2023	R	2,250,000	(135116)
IORDANOPOULOS ELIAS	11/18/1980	QS		(64265)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3260	100	RESTAURANTS		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C05	1.00	100	1.00	100	1.00	401,900	1.00	100	1.00	C05	1.00			401,900
203	A	1.820	C05	1.00	100	1.00	100	1.00	201,000	1.00	100	1.00	C05	1.00			365,820

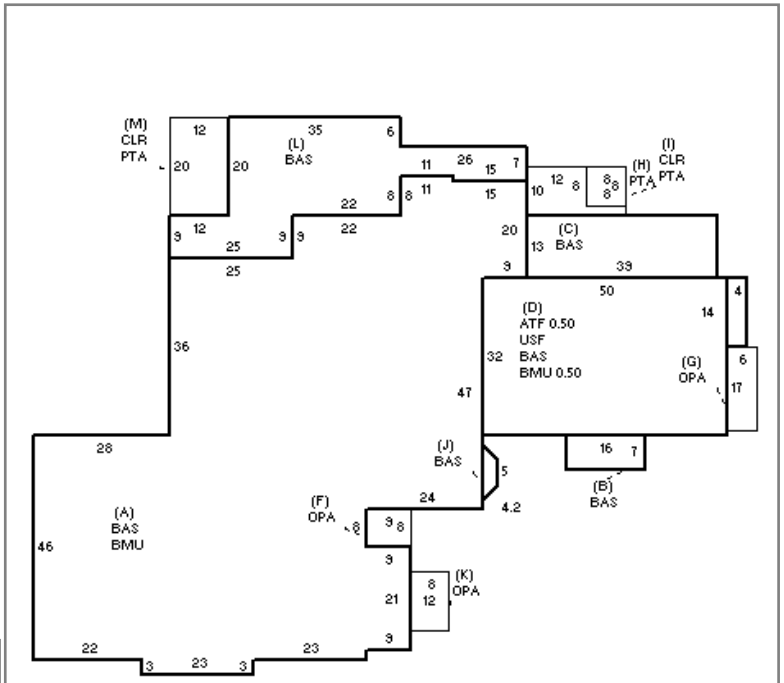
TOTAL	2.820 Acres	ZONING		FRNT	602
Ngh	5	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	767,700	735,700
BUILDING	1,991,700	1,904,000
DETACHED	44,700	42,100
OTHER	0	0
TOTAL	**2,804,100**	**2,681,800**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LH2	A	1.00	50	0.50			1	2,404.40	1,200
PAV	A	1.00	50	0.50		1997	25,000	3.40	42,500
SHF	G	1.20	20	0.80	8X8		64	20.44	1,000

PHOTO 10/17/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	39	0.82	RESTAURANT [81%]
QUALITY	E	1.50	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/16/2021	PJK
LIST	5/3/2011	DF
REVIEW	3/16/2011	DF

BLDG COMMENTS

THE BARKER TAVERN

YEAR BLT	1634	SIZE ADJ	1.000
NET AREA	12,506	DETAIL ADJ	0.857
$NLA(RCN)	$199	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	7,511		42.00	315,462
+	BAS	L	BASE AREA	2,275	1634	177.19	403,096
D	USF	L	UP-STRY FIN	1,600	1634	177.19	283,496
D	ATF	L	ATTIC	800	1634	71.52	57,212
+	OPA	N	OPEN PORCH	270		42.00	11,340
+	PTA	N	PATIO	440		9.00	3,960
+	CLR	N	COOLER	304		50.00	15,200
J	BAS	L	BASE AREA	24	1634	177.17	4,252
+	BAS	L	BASE AREA	7,807	1986	177.19	1,383,284
	F21	O	FPL 2S 1OP	1		6,093.00	6,093
	F22	O	FPL 2S 2OP	1		6,241.00	6,241

TOTAL RCN	2,489,636

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	2003 / 19		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD	$1,991,700		