

Key: 10893

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.414

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION			
TRITON REAL ESTATE MANAGEMENT GROUP LLC 10 NEW DRIFTWAY UNIT 102 SCITUATE, MA 02066						53-5-36-A			10 NEW DRIFTWAY			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
TRITON REAL ESTATE MANAGE						08/04/2017	QS	390,000	48760-108			
CHAN, PING TR						10/25/2004	QS	450,171	29319-21			
COUNTRY WAY ASSOCIATES LL						12/22/1999	F	18148-23				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMM CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-126	03/26/2015	3	ALTERATIONS	17,500	09/02/2015	SJ	100	100
		5	SPLIT/SUB/LA		04/19/2005	SJ	100	100
		2	ADDITIONS		09/24/2004	SJ	70	100
		1	NEW CONST				10	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf1			BUILDING	401,400	450,300		
Inf2			DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>401,400</b>	<b>450,300</b>

DETACHED

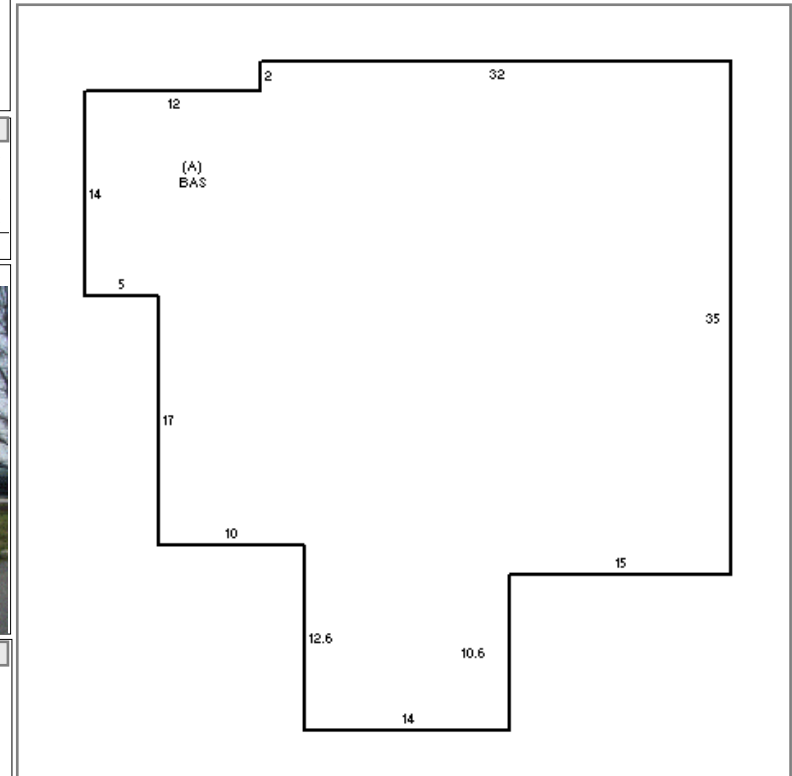
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
UNIT 102 - LITTLE SISTER LEARNING CENTER

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	11		CI CONDO	LIST	5/4/2011	DF
STYLE	7	1.14	CONDO-OFC [100%]	REVIEW	10/4/2018	TD
QUALITY	G	1.25	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,549	DETAIL ADJ	1.409	COMPLEX	63	JACOB HATCH	1.20
\$NLA(RCN)	\$270	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00
ROOMS	0	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	0	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	0	1.00		HEATING/COOLING	9	WARM/COOL AIR	1.03
UNITS	0	1.00		FUEL SOURCE	2	GAS	1.00
HALFBATHS	0	1.00		LOCATION	2	INTERIOR UNIT	1.00
FIXTURES	0	1.00		FLOOR	1	1ST FLOOR	1.00
% OWN	5.8	1.00		VIEW	0		1.00
				NET ADJ CODE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BAS AREA	1,549	2004	269.96	418,175

TOTAL RCN	418,175
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	2008 / 14
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$401,400