

Key: 12123

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 9.033

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
EPGREENSPAN LLC C/O PAUL I FEINBERG 13 HOLLY AVENUE CAMBRIDGE, MA 01238		50-7-16-0	94-98 FRONT ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
EPGREENSPAN LLC		07/10/2020	F	100	53051-65	
FEINBERG PAUL, FEINBERG J		07/28/2006	F		33099-348	
EPG SCITUATE HARBOR, LLC		05/19/2005	F	100	30555-163	

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	%
17-418	06/28/2017	3	ALTERATIONS	7,500	08/07/2017		100	5
		5	SPLIT/SUB/LA		09/20/2006		100	100

LAND

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

TOTAL	SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf1			BUILDING	948,400	796,600		
Inf2			DETACHED	0	0		
			OTHER	0	0		
					TOTAL	948,400	796,600

DETACHED

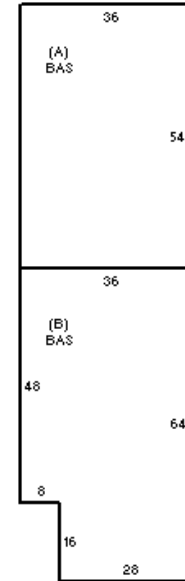
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
HARBOR HOUSE OF PIZZA
HARBORSIDE SUPERWASH

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/6/2021	PJK
MODEL	11		CI CONDO	LIST	4/29/2011	DF
STYLE	8	1.14	CONDO-RTL [100%]	REVIEW	3/18/2011	DF
QUALITY	V	1.45	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY WALL [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	4,120	DETAIL ADJ	2.031
\$NLA(RCN)	\$245	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	0	1.00	
UNITS	0	1.00	
HALFBATHS	0	1.00	
FIXTURES	0	1.00	
% OWN	33	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	76	WELCH CO. CONDO	1.70	+	BAS	L	BAS AREA	4,120	1920	244.89	1,008,929
EXT. COVER	12	BRICK VENEER	1.05								
ROOF SHAPE	4	FLAT/SHED	0.98								
ROOF COVER	11	MEMBRANE	1.00								
FLOOR COVER	6	VINYL	0.99								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	9	WARM/COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
LOCATION	1	END UNIT	1.00								
FLOOR	1	1ST FLOOR	1.00								
VIEW	4	AVERAGE	1.00								
NET ADJ CODE	0		1.00								

TOTAL RCN	1,008,929
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2002 / 20
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$948,400