

Key: 211

### Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 192

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE ROD & GUN CLUB INC PO BOX 321 N. SCITUATE, MA 02060				12-6-1-0				965 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCITUATE ROD & GUN CLUB I				07/25/1949	QS		2053-219				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9570	100	CHAR SERVICES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-302	06/03/2016	3	ALTERATIONS	78,000	06/30/2016	SJ	100	10
16-302	06/03/2016	3	ALTERATIONS	78,000	06/08/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C04	1.00	100	1.00	100	1.00	341,615	1.00	100	0.85	341,620
303	A	11,000	C04	1.00	100	1.00	100	1.00	16,830	1.00	100	0.85	185,130

<b>TOTAL</b>	12.000 Acres	<b>ZONING</b>		<b>FRNT</b>	0	<b>ASSESSED</b>	<b>CURRENT</b>	<b>PREVIOUS</b>
Ngh	4	NOTE		LAND		526,800	499,000	
Inf1	FACTOR 100		BUILDING		93,800	89,600		
Inf2	PHY 100		DETACHED		19,000	17,300		
				OTHER		0	0	
<b>TOTAL</b>				<b>TOTAL</b>		<b>639,600</b>	<b>605,900</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 600 S/FPAVIL		10,000	1.10	11,000
S/V	A	1.00	SV 1.00 345 S/FPAVIL		5,000	1.10	5,500
SHF	A	1.00	50 0.50		300	11.46	1,700
LH1	A	1.00	50 0.50		1	1,530.70	800



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2018	TCK
MODEL	5		CIM-5	LIST	9/27/2018	EST
STYLE	71	0.60	CLUB/LODGE/HALL [100%]	REVIEW	10/10/2018	MR
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
SCITUATE ROD & GUN CLUB

BUILDING

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	1,716	DETAIL ADJ	0.524
\$NLA(RCN)	\$85	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		0	1.00
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,716	1950	81.21	139,355
B	WDK	N	WOOD DECK	112		15.40	1,725
	F11	O	FPL 1S 10P	1		5,498.00	5,498

<b>TOTAL RCN</b>	146,578
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
<b>EFF.YR/AGE</b>	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
<b>RCNLD</b>	\$93,800