

Key: 215

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 196

LEGALS

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER		PARCEL ID		LOCATION			
HORNE CHRISTOPHER S TR C/O SCIT RACQ & FITNESS INC 1004 C J CUSHING WAY SCITUATE, MA 02066		12-2-2-0		1010 C J CUSHING WAY			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		HORNE CHRISTOPHER S TR		09/19/2012	F	100	41968-193
HORNE CHRISTOPHER S TRS		05/12/2003	F		25104-296		
HORNE CHRIS		06/26/2002	G	537,500	22323-251		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3750	100	TENNIS CLUBS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
C23-286	04/04/2023	3	ALTERATIONS	30,000	08/30/2023	JD	100 100
C22-0486	05/09/2022	3	ALTERATIONS	10,000	08/30/2023	JD	100 100
		3	ALTERATIONS		09/28/2004	SJ	100 100
		1	NEW CONST		03/26/2004	PJB	100 100

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
203	A	1,000	C04	1.00	100	1.00	100	1.00	170,850	1.00	100	0.85	170,850
303	A	2,380	C04	1.00	100	1.00	100	1.00	16,830	1.00	100	0.85	40,060

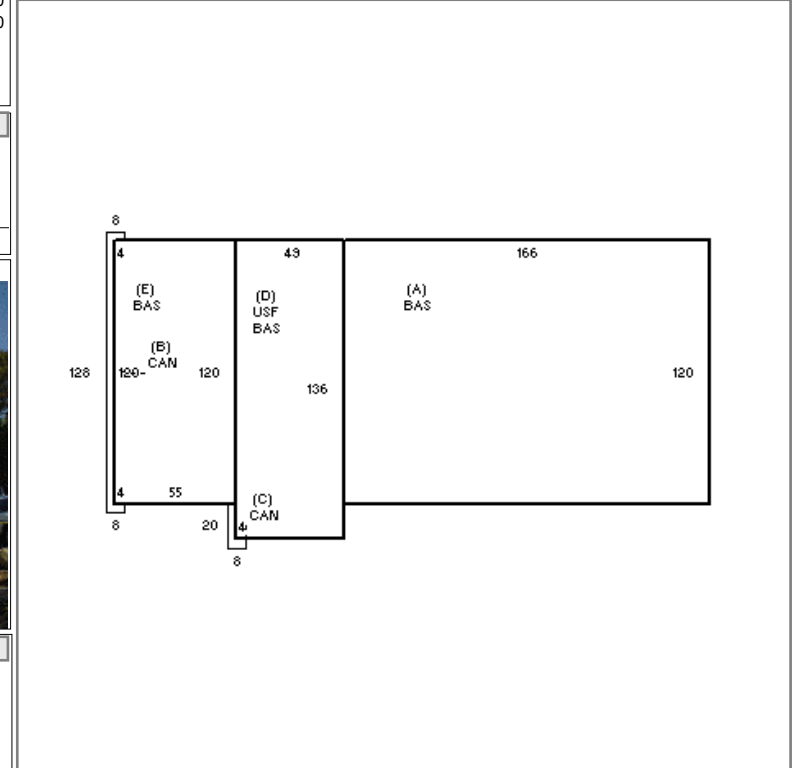
TOTAL	4.380 Acres		ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	4		N O T E	C/W 12-2-2A 2B/ SALE INC 12-2-2A 2B		LAND	552,500	528,100
Inf1	FACTOR 100			BUILDING	3,321,200	3,171,100		
Inf2	PHY 100			DETACHED	46,300	43,600		
				OTHER	0	0		
				TOTAL		3,920,000	3,742,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		25,000	3.40	42,500
LH1	A	1.00	50 0.50		5	1,530.70	3,800



BLDG COMMENTS

SCITUATE RAQUET & FITNESS



BUILDING	CD	ADJ	DESC	MEASURE	1/25/2022	PJK								
MODEL	5		CIM-5	LIST	5/9/2011	DF								
STYLE	74	0.70	HEALTH CLUB [100%]	REVIEW	4/25/2022	PJK								
QUALITY	+	1.05	PLUS AVE [100%]											
FRAME	4	1.00	METAL [50%]											

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	4,050,192
NET AREA	39,848	DETAIL ADJ	0.738	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	19,920	2003	99.70	1,986,099		
\$NLA(RCN)	\$102	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	+	CAN	N	CANOPY	640		23.10	14,784		
				ROOF SHAPE	1	GABLE	1.00	D	BAS	L	BASE AREA	6,664	2003	99.70	664,426	EXTERIOR	A
				ROOF COVER	10	METAL	1.00	D	USF	L	UP-STRY FIN	6,664	2003	99.70	664,426	INTERIOR	A
				FLOOR COVER	9	CONCRETE	0.95	E	BAS	L	BASE AREA	6,600	2003	99.70	658,045	CDN/APP	A
				INT. FINISH	2	DRYWALL	1.00		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412		
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

CAPACITY	UNITS	ADJ	EFF.YR/AGE	2004 / 18
STORIES	1	1.00	COND	18 18 %
% HEATED	100	1.00	FUNC	0
% AIR COND	100	1.03	ECON	0
% SPRINKLER	100	1.02	DEPR	18 % GD 82
			RCNLD	\$3,321,200