Key: 246

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 234

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
793 CWS LLC PO BOX 296 COHASSET, MA 02025	12-2-33-0	793 COUNTRY WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
793 CWS LLC	12/18/2020	QS	572,000	54032-130
HALE WILLIAM M TRUSTEE	08/15/2008	QS	455,000	36279-175
CLARY WILLIAM J TRUSTEE	08/15/2008	F	-100	36279-162

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	65	MULTI-USE COM		1	1 of 1

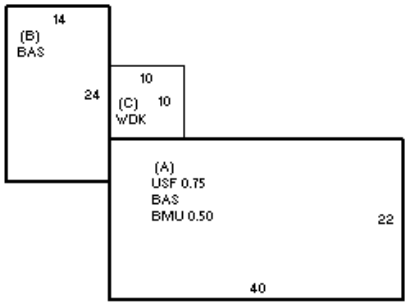
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	13,244	C04 1.00	100 1.00	100 1.00	341,615	2.21	100 1.00	C04 0.85			229,630

TOTAL	13,244 SF	ZONING		FRNT	90
Ngh	4	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	229,600	219,800
BUILDING	331,400	316,600
DETACHED	1,300	1,100
OTHER	0	0
TOTAL	**562,300**	**537,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E 1.80	20 0.80	3X3		9	65.52	500
SHF	A 1.00	30 0.70	8X8		64	17.03	800

PHOTO 10/02/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	0.77	OFFICE BUILDING [65%]
QUALITY	V	1.20	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE		
LIST	5/9/2011	DF
REVIEW	3/13/2011	DF

YEAR BLT	1941	SIZE ADJ	1.000
NET AREA	1,876	DETAIL ADJ	0.749
$NLA(RCN)	$201	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	440		33.60	14,784
A	USF	L	UP-STRY FIN	660	1941	191.47	126,368
+	BAS	L	BASE AREA	1,216	1941	191.47	232,824
C	WDK	N	WOOD DECK	100		26.40	2,640

TOTAL RCN	376,616

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	E

EFF.YR/AGE	2010 / 12	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$331,400