Key: 5790

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,516

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THE LIBRARY TRUST, LLC 91 FIRST PARISH RD SCITUATE, MA 02066	49-3-21-0	91 FIRST PARISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THE LIBRARY TRUST, LLC	05/17/2013	F	100	43076-288
BRADY MARK ALLEN &	01/07/2009	A	350,000	36664-309
BRADY JOHN Y TRUSTEE	04/06/1992	L	145,000	10881-54

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3400	100	GEN OFFICE BLDG		1	1 of 1

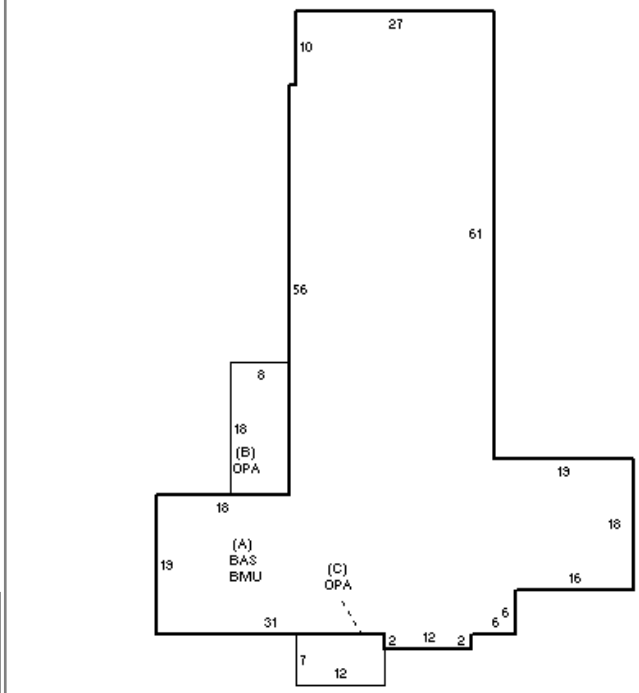
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	20,000	C03 1.00	100 1.00	100 1.00	301,425	1.68	100 1.00	C03 0.75			232,030

TOTAL	20,000 SF	ZONING		FRNT	237
Ngh	3	NOTE	IN M50		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	232,000	222,100
BUILDING	342,600	327,700
DETACHED	1,200	1,100
OTHER	0	0
TOTAL	**575,800**	**550,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70		1994	120	13.93	1,200

PHOTO 10/01/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	0.76	OFFICE BUILDING [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	12/27/2021	PJK
LIST	5/9/2011	DF
REVIEW	5/17/2023	PJK

BLDG COMMENTS

DEPUTY TAX COLLECTOR

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	3,096	DETAIL ADJ	0.802
$NLA(RCN)	$173	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	4	FLR & WALL	1.00
EXT. COVER	7	STUCCO	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	6	TILE	1.05
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	3,096		28.00	86,688
A	BAS	L	BASE AREA	3,096	1900	142.85	442,266
+	OPA	N	OPEN PORCH	228		28.00	6,384

TOTAL RCN	535,338

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	1977 / 45		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64
RCNLD	$342,600		