

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.899

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SPRINGBOK MASS SCITUATE LLC PTA-CS #5041 PO BOX 320099 ALEXANDRIA, VA 22320				53-4-7-0				8 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SPRINGBOK MASS SCITUATE L				08/30/2022	U	1 57182-47		28459-65			
SCITUATE SELF STORAGE LLC				06/17/2004	F	200,000		17750-118			
FAGAN CHARLES R & ANN J				08/09/1999	QS						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				1	1 of 8	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-154	04/09/2021	7	OTHERS		04/07/2022	JD	100	100
		5	SPLIT/SUB/LA		03/15/2022	JD	100	100
		1	NEW CONST		08/13/2007		100	100
		1	NEW CONST		08/01/2005	DF	100	100
04-318	05/25/2004	3	ALTERATIONS	400,000	09/15/2004	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	72,734	C03 1.00	100	1.00	100	1.00	401,900	1.00	100	1.00	671,070

TOTAL	1.670 Acres	ZONING	FRNT	689	ASSESSED	CURRENT	PREVIOUS
Ngh	3	N O T E C/W 6	LAND	671,100	642,200		
Infl1	FACTOR 100		BUILDING	464,400	125,500		
Infl2	PHY 100		DETACHED	136,200	125,200		
			OTHER	3,234,200	1,214,900		
			TOTAL	4,505,900	2,107,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 APT-2ND	2004	87,800	1.10	96,600
PAV	A	1.00	50 0.50	2005	20,000	3.40	34,000
C06	A	1.00	50 0.50	2005	675	16.70	5,600



BLDG COMMENTS
SCITUATE SELF STORAGE
198 UNITS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	55	1.00	MINI-STORAGE [100%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

BUILDING

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	504,817
NET AREA	3,000	DETAIL ADJ	0.780	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,000	2004	168.27	504,817		
\$NLA(RCN)	\$168	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00										
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES	1	ADJ	1.00	ROOF COVER	10	METAL	1.00										
% HEATED	0		.95	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND	0		1.00	INT. FINISH	5	OTHER	1.00										
% SPRINKLER	0		1.00	HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
EFF.YR/AGE																2014 / 8	
COND																8 8 %	
FUNC																0	
ECON																0	
DEPR																8 % GD 92	
RCNLD																\$464,400	

20
(A)
BAS
150

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.900

CURRENT OWNER					PARCEL ID			LOCATION				CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
SPRINGBOK MASS SCITUATE LLC PTA-CS #5041 PO BOX 320099 ALEXANDRIA, VA 22320					53-4-7-0			8 UNION ST				3160	100	WAREHOUSE				2	2 of 8
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)			PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
TOTAL		ZONING			FRNT		ASSESSED		CURRENT	PREVIOUS		
		NOTE					LAND		441,600			
							BUILDING					
							DETACHED					
							OTHER					
							TOTAL					

20

(A)
BAS

150

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/05/2011
								

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	55	1.00	MINI-STORAGE [100%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	480.007	
NET AREA	3,000	DETAIL ADJ	0.742	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,000	2004	160.00	480,007	CONDITION ELEM		CD
\$NLA(RCN)	\$160	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00									EXTERIOR		G
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98								INTERIOR		G
STORIES	1	1.00		ROOF COVER	10	METAL	1.00									CDN/APP		G
% HEATED	0	.95		FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE	2014 / 8	
% AIR COND	0	1.00		INT. FINISH	6	MINIMUM	0.95									COND	8 8 %	
% SPRINKLER	0	1.00		HEATING/COOL	13	NONE	0.95									FUNC	0	
				FUEL SOURCE	8	NONE	1.00									ECON	0	
																DEPR	8 %	GD 92
																RCNLD	\$441,600	

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.901

LEGAL

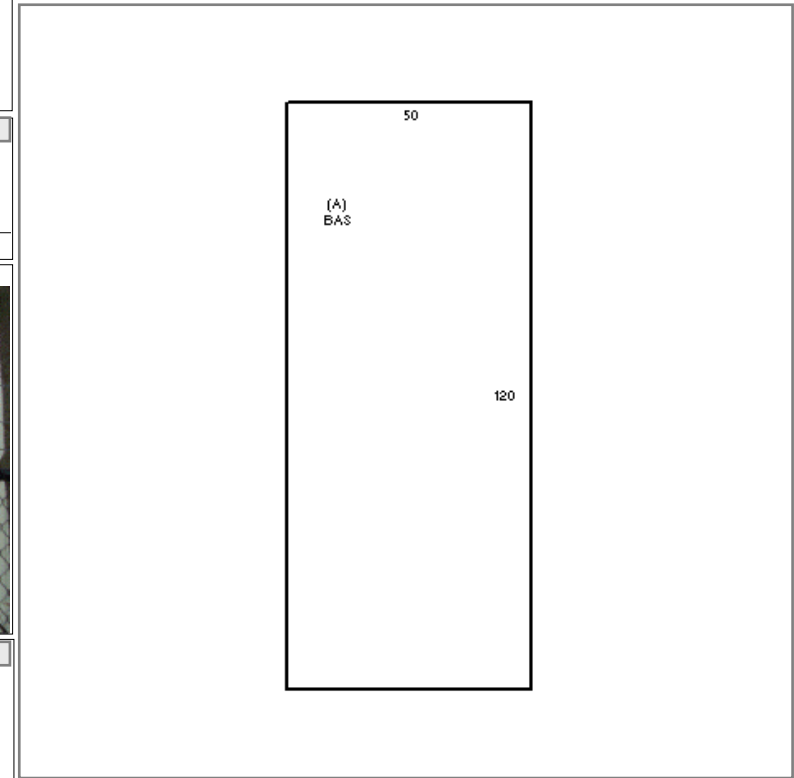
CURRENT OWNER		PARCEL ID	LOCATION			
SPRINGBOK MASS SCITUATE LLC PTA-CS #5041 PO BOX 320099 ALEXANDRIA, VA 22320		53-4-7-0	8 UNION ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	WAREHOUSE				3	3 of 8
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
	NOTE		LAND BUILDING DETACHED OTHER TOTAL	747,800	



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/05/2011



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	
STYLE	55	1.00	MINI-STORAGE [100%]	LIST 5/5/2011 DF
QUALITY	V	1.20	VERY GOOD [100%]	REVIEW 3/18/2011 DF
FRAME	4	0.98	METAL [100%]	

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	812,865
NET AREA	6,000	DETAIL ADJ	0.742	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,000	2004	135.48	812,865		
\$NLA(RCN)	\$135	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00										
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98										
STORIES		1	1.00	ROOF COVER	10	METAL	1.00										
% HEATED		0	.95	FLOOR COVER	9	CONCRETE	0.95										
% AIR COND		0	1.00	INT. FINISH	6	MINIMUM	0.95										
% SPRINKLER		0	1.00	HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
																EFF.YR/AGE	2014 / 8
																COND	8 8 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$747,800

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.902

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
SPRINGBOK MASS SCITUATE LLC PTA-CS #5041 PO BOX 320099 ALEXANDRIA, VA 22320		53-4-7-0	8 UNION ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	WAREHOUSE				4	4 of 8
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
	NOTE		LAND BUILDING DETACHED OTHER TOTAL	747,800	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



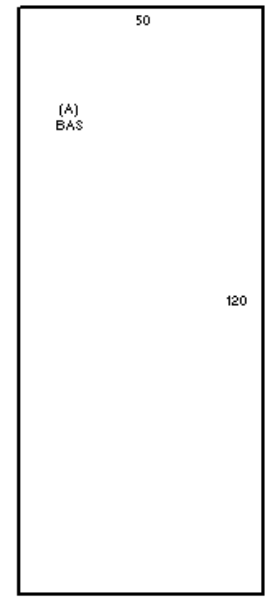
BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	
STYLE	55	1.00	MINI-STORAGE [100%]	LIST 5/5/2011 DF
QUALITY	V	1.20	VERY GOOD [100%]	REVIEW 3/18/2011 DF
FRAME	4	0.98	METAL [100%]	

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,000	DETAIL ADJ	0.742	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,000	2004	135.48	812,865
\$NLA(RCN)	\$135	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98								
STORIES		1	1.00	ROOF COVER	10	METAL	1.00								
% HEATED		0	.95	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND		0	1.00	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLER		0	1.00	HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	812,865
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$747,800



Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.903

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
SPRINGBOK MASS SCITUATE LLC				53-4-7-0				8 UNION ST				
PTA-CS #5041				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 320099												
ALEXANDRIA, VA 22320												


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				5	5 of 8	
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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	503,000	
Infl1		BUILDING			
Infl2		DETACHED			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/05/2011
								

15
(A) BAS
240

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	55	1.00	MINI-STORAGE [100%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	546,756
NET AREA	3,600	DETAIL ADJ	0.742	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,600	2004	151.88	546,756		
\$NLA(RCN)	\$152	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00										
				ROOF SHAPE	4	FLAT/SHED	0.98										
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	13	NONE	0.95										
				FUEL SOURCE	8	NONE	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		0	.95														
% AIR COND		0	1.00														
% SPRINKLER		0	1.00														
																EFF.YR/AGE	2014 / 8
																COND	8 8 %
																FUNC	0
																ECON	0
																DEPR	8 % GD 92
																RCNLD	\$503,000

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.904

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SPRINGBOK MASS SCITUATE LLC				53-4-7-0				8 UNION ST			
PTA-CS #5041				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 320099											
ALEXANDRIA, VA 22320											


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				6	6 of 8	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

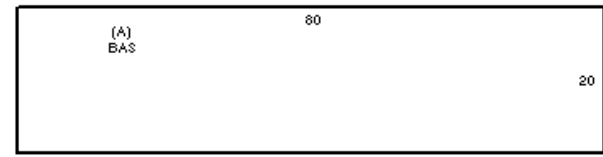
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND	299,000	
			BUILDING		
			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/05/2011
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	55	1.00	MINI-STORAGE [100%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,600	DETAIL ADJ	0.742	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,600	2004	203.14	325,028
\$NLA(RCN)	\$203	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00								
				ROOF SHAPE	4	FLAT/SHED	0.98								
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	325,028
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$299,000

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.905

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SPRINGBOK MASS SCITUATE LLC				53-4-7-0				8 UNION ST			
PTA-CS #5041				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
PO BOX 320099											
ALEXANDRIA, VA 22320											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3160	100	WAREHOUSE				7	7 of 8
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

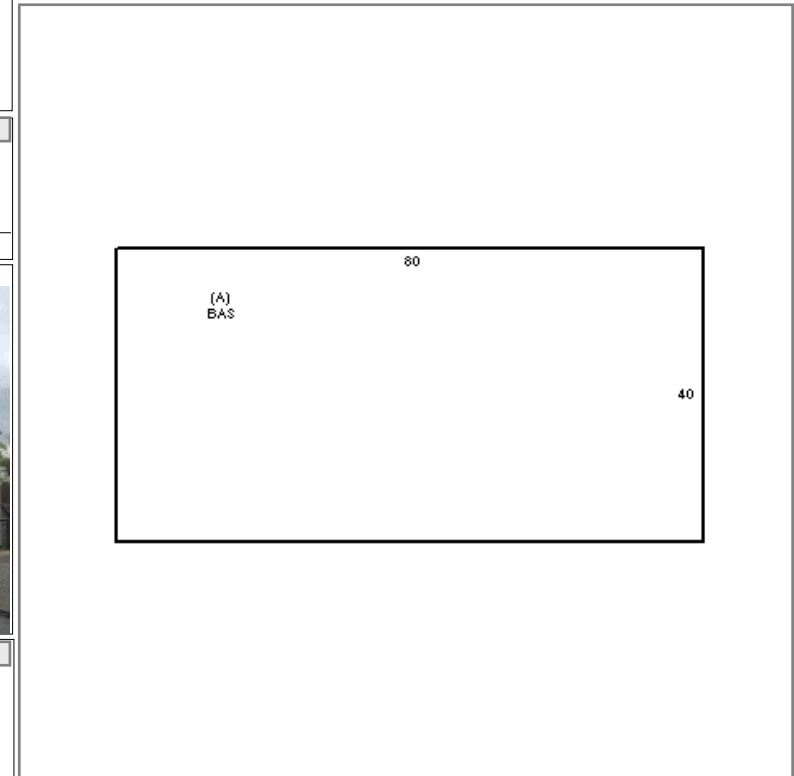
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	253,300	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	26	0.50	STORAGE GAR [100%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

STORAGE

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	308,872
NET AREA	3,200	DETAIL ADJ	0.456	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,200	2004	96.52	308,872		
\$NLA(RCN)	\$97	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00										
				ROOF SHAPE	1	GABLE	1.00										
				ROOF COVER	10	METAL	1.00										
				FLOOR COVER	9	CONCRETE	0.95										
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	15	SUSPENDED	0.95										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1	1.00														
% HEATED		100	1.00														
% AIR COND		0	1.00														
% SPRINKLER		0	1.00														
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																CDN/APP	A
																EFF.YR/AGE	2004 / 18
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$253,300

Key: 6199

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.906

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
SPRINGBOK MASS SCITUATE LLC PTA-CS #5041 PO BOX 320099 ALEXANDRIA, VA 22320		53-4-7-0	8 UNION ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				8	8 of 8	
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

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh Infl1 Infl2	NOTE		LAND BUILDING DETACHED OTHER TOTAL	241,700	

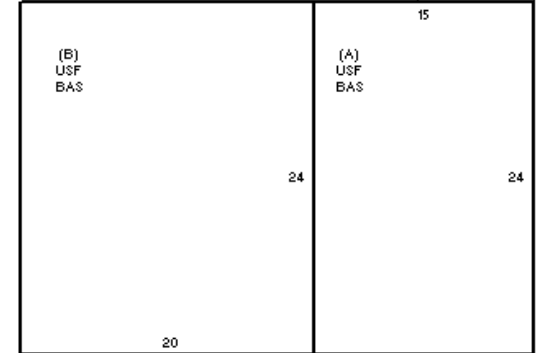
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/05/2011



BLDG COMMENTS
APT OVER GAR & OFFICE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	LIST
STYLE	13	0.71	APARTMENTS [50%]	5/5/2011 DF
QUALITY	G	1.10	GOOD [100%]	REVIEW
FRAME	1	1.00	WOOD FRAME [100%]	3/18/2011 DF



G

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,993
NET AREA	1,680	DETAIL ADJ	0.677	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	360	2008	166.34	59,881	CONDITION ELEM	CD
\$NLA(RCN)	\$167	OVERALL	1.000	EXT. COVER	4	VINYL	1.00	+	USF	L	UP-STRY FIN	840	2008	166.34	139,722	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	480	2008	166.34	79,841	INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	64		24.20	1,549	CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES		2	1.00														
% HEATED		100	1.00														
% AIR COND		0	1.00														
% SPRINKLER		0	1.00														
																EFF.YR/AGE	2008 / 14
																COND	14 14 %
																FUNC	0
																ECON	0
																DEPR	14 % GD 86
																RCNLD	\$241,700