

Key: 6288

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.986

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TEDESCHI JOHN K & MCINNIS JAMES F PO BOX 361 SCITUATE, MA 02066				53-3-2-A				61 NEW DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TEDESCHI JOHN K & SCITUATE TOWN OF				08/05/2009	E	262,200	37580-266				
				01/01/1963	QS		2981-407				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH				100	100
		7	OTHERS				100	100

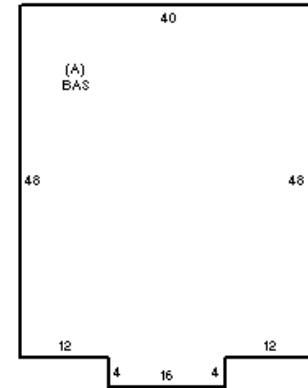
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	34,726	C04 1.00	100	1.00	341,615	1.16	100	1.00	C04 0.85		316,240

<b>TOTAL</b>	34,726 SF	<b>ZONING</b>		<b>FRNT</b>	439	<b>ASSESSED</b>	<b>CURRENT</b>	<b>PREVIOUS</b>
Ngh	4	NOTE		LAND		316,200	302,600	
Inf1	FACTOR 100		BUILDING		170,400	164,900		
Inf2	PHY 100		DETACHED		9,600	9,100		
			OTHER		0	0		
<b>TOTAL</b>				<b>TOTAL</b>		<b>496,200</b>	<b>476,600</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		3,000	3.40	5,100
SW2	V	1.50	10 0.90	4X6	24	54.60	1,200
C08	A	1.00	50 0.50		350	19.00	3,300



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/4/2011	DF
STYLE	31	0.81	STORE [100%]	REVIEW	4/26/2022	PJK
QUALITY	L	0.70	LOW COST [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

**BLDG COMMENTS**  
recurve k-9 training, dog daycare, & boarding

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YEAR BLT	1993	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	224,258
NET AREA	1,984	DETAIL ADJ	0.776	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,984	1993	113.03	224,258		
\$NLA(RCN)	\$113	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00										
<b>CAPACITY</b>				ROOF SHAPE	1	GABLE	1.00										
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00										
% HEATED	100		1.00	FLOOR COVER	4	TILE	0.98										
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00										
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
<b>RCNLD</b>																<b>\$170,400</b>	

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76