Key: 78

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 61

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HALE WILLIAM M TR 810 COUNTRY WAY SCITUATE, MA 02066	12-4-4-0	814 COUNTRY WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HALE WILLIAM M TR	12/02/2009	QS	385,000	37988-271
THAYER WENDY L	12/09/1998	QS	165,000	16917-31
ELLS CHARLES E	03/27/1997	QS	155,000	15056-320

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	%
		7	OTHERS		06/08/2016	SJ	100	100
15-643	10/01/2015	3	ALTERATIONS	8,000	06/08/2016	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	40,000	C04	1.00	100	1.00	100	1.00	341,615	1.06	100	1.00	C04	0.85			331,800
203	A	0.006	C04	1.00	100	1.00	100	1.00	170,850	1.00	100	1.00	C04	0.85			1,030

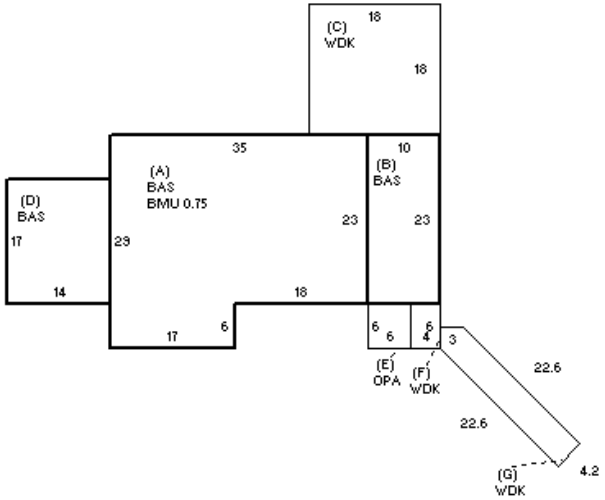
TOTAL	40,250 SF	ZONING		FRNT	302
Ngh	4	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	332,800	318,500
BUILDING	211,200	201,900
DETACHED	15,000	14,100
OTHER	0	0
TOTAL	**559,000**	**534,500**

DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50	0.50	GARAGE		483	46.47	11,200
S/V	A	1.00	SV	1.00	SHED		400	1.10	400
S/V	A	1.00	SV	1.00	SHED		500	1.10	600
S/V	A	1.00	SV	1.00	SHED		2,500	1.10	2,800

PHOTO 07/05/2012



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	20	0.76	OFFICE BUILDING [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/21/2021	PJK
LIST	12/21/2021	EST
REVIEW	10/11/2022	PJK

BLDG COMMENTS

AJA INTERNATIONAL---EVENT CENTER

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	1,375	DETAIL ADJ	0.758
$NLA(RCN)	$208	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	100	1.03
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUND. WALL	1.00
EXT. COVER	2	CLAPBOARD	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	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	680		28.00	19,040
+	BAS	L	BASE AREA	1,375	1957	185.85	255,541
+	WDK	N	WOOD DECK	449		22.00	9,878
E	OPA	N	OPEN PORCH	36		28.00	1,008

TOTAL RCN	285,467

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1991 / 31		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$211,200