

Key: 7878

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.538

LEGAL

Table with columns: CURRENT OWNER, PARCEL ID, LOCATION, CLASS, CLASS%, DESCRIPTION, BN ID, BN, CARD. Includes owner info for ZERVAS REALTY and parcel details for 78 BORDER ST.

LAND

Table with columns: CD, T, AC/SF/UN, Ngh, Infl1, Infl2, ADJ BASE, SAF, Infl3, Lpi, VC, CREDIT AMT, ADJ VALUE. Lists land parcels 103, 203, and 303.

DETACHED

Table with columns: TOTAL, 4.000 Acres, ZONING, FRNT, 410, ASSESSED, CURRENT, PREVIOUS. Includes assessed values for LAND, BUILDING, DETACHED, and OTHER.

BUILDING

Table with columns: TY, QUAL, COND, DIM/NOTE, YB, UNITS, ADJ PRICE, RCNLD. Lists building types like S/V, UTB, PAV, GZB, SW2, IPV.

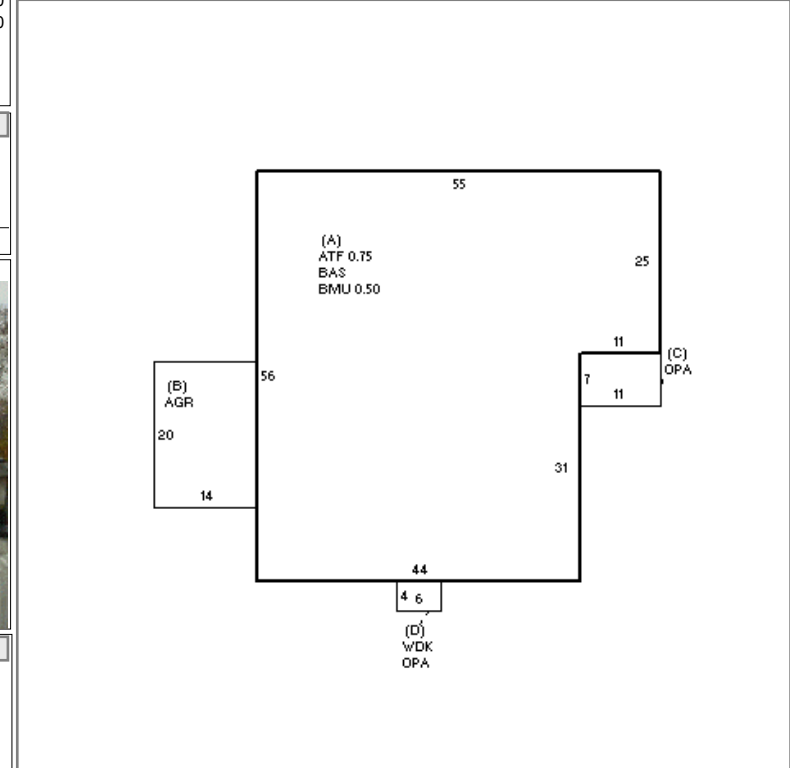


Table with columns: BUILDING, CD, ADJ, DESC, MEASURE, 12/15/2021, PJK. Includes building model, style, quality, and frame details.

Table with columns: BLDG COMMENTS. Currently empty.

INDING

Large summary table with columns: YEAR BLT, NET AREA, \$NLA(RCN), CAPACITY, UNITS, ADJ, ELEMENT, CD, DESCRIPTION, ADJ, S, BAT, T, DESCRIPTION, UNITS, YB, ADJ PRICE, RCN, TOTAL RCN, CONDITION ELEM, CD, EFF. YR/AGE, COND, FUNC, ECON, DEPR, RCNLD. Includes building details and financial metrics.

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ZERVAS REALTY TR/LOUIS ZERVAS C/O GEORGE LAZARIS 78 BORDER ST SCITUATE, MA 02066				6-1-4-0				78 BORDER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0310	70	MULTI-USE COM					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

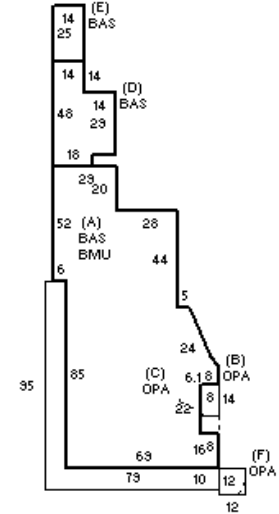
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	1,100,200	
Inf1		BUILDING			
Inf2		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW	DATE	DF
MODEL	5		CIM-5	LIST			
STYLE	39	0.83	RESTAURANT [100%]	REVIEW	3/13/2011		DF
QUALITY	G	1.10	GOOD [100%]				
FRAME	1	1.00	WOOD FRAME [96%]				

BLDG COMMENTS
THE RIVER CLUB & RESIDENTIAL

G

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,486,710		
NET AREA	9,133	DETAIL ADJ	0.832	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	7,685		30.80	236,698	CONDITION ELEM	CD		
\$NLA(RCN)	\$163	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	7,685	1930	130.47	1,002,689	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	1,896		30.80	58,397	INTERIOR	G		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BAS	L	BASE AREA	1,098	1930	130.47	143,260	CDN/APP	G		
				FLOOR COVER	3	W/W CARPET	1.00	E	BAS	L	BASE AREA	350	1930	130.47	45,666				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF. YR/AGE	1991 / 31
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$1,100,200