

Key: 7887

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.558

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PETRO REALTY CORP 4 NORTH STREET HINGHAM, MA 02043				12-4-12-A				400 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETRO REALTY CORP				03/20/2020	O	360,000	52498-58				
HINGHAM INSTITUTION FOR S				12/19/2019	F	1 52119-180					
GAUGHEN ROBERT H JR TR				12/19/2019	F	52119-178					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3410	100	BANK BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-716	10/26/2020	3	ALTERATIONS	100,000	06/15/2021	JD	100	100
11-667	10/25/2011	3	ALTERATIONS	12,000	06/19/2012	SJ	100	100
		6	CYCL GROWTH			PJB	100	100

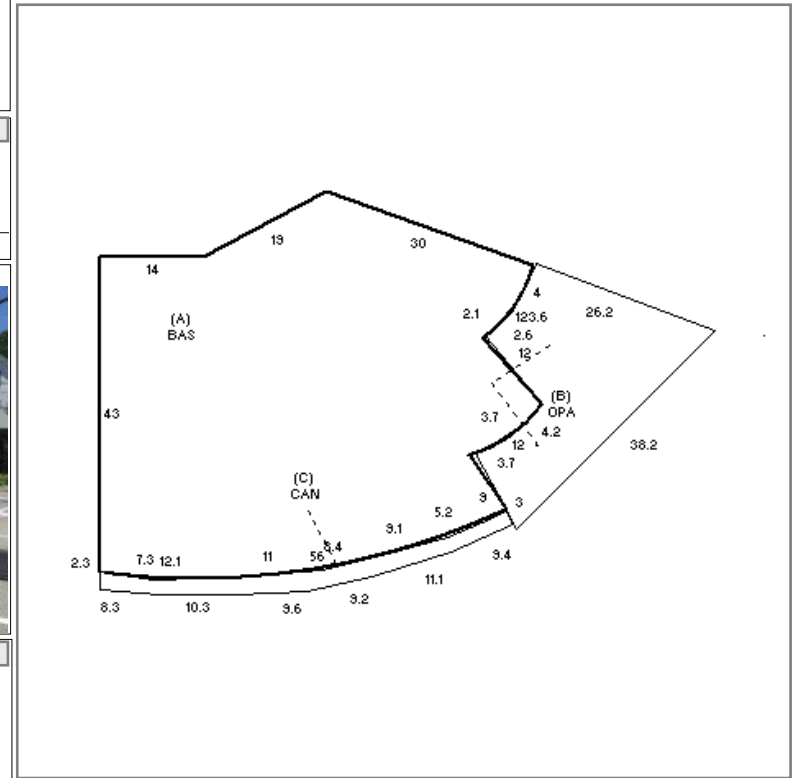
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	4,637	C05 1.00	100	1.00	100	1.00	401,900	4.49	100	1.00	C05 1.00	192,190

TOTAL	4,637 SF	ZONING	FRNT	76	ASSESSED	CURRENT	PREVIOUS
Ngh	5	N O T E	TRUSTEES/49 MAIN RLTY TRUST		LAND	192,200	183,900
Infl1	FACTOR 100		BUILDING	318,700	308,300		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	510,900	492,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	PJK
MODEL	5		CIM-5	LIST	6/15/2021	JD
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	3/13/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS	
The Collective Company	

YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	2,486	DETAIL ADJ	0.811
\$NLA(RCN)	\$162	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	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	9	WARM/COOL AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,486	1977	155.09	385,552
B	OPA	N	OPEN PORCH	539		28.00	15,092
C	CAN	N	CANOPY	128		22.00	2,816

TOTAL RCN	403.460	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		V
CDN/APP		A
EFF.YR/AGE 2001 / 21		
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$318,700	