

Key: 7889

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.560

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TRI-STAR HOLDINGS INC. C/O ABSOLUTELY FIT 55 WATER ST HINGHAM, MA 02043				12-4-14-0				384 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TRI-STAR HOLDINGS INC.				07/14/2003	QS	350,000	25766-268				
GAITINGS S A & K J TRSTEE				06/07/1996	F	14423-243	1				
GAITINGS DANIEL J JR				01/01/1956	XX	2450-471					

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	%
08-322	07/15/2008	3	ALTERATIONS	14,000	06/16/2009	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	7,306	C05 1.00	100	1.00	100	1.00	401,900	3.30	100	1.00	C05 1.00	222,610

TOTAL	7,318 SF	ZONING	ONE-HALF SHARE	FRNT	119	ASSESSED	222,600	CURRENT	279,300	PREVIOUS	213,000
Ngh	5	N O T E				LAND	222,600	BUILDING	279,300	DETACHED	0
Infl1	FACTOR 100		OTHER	0	TOTAL	501,900	PREVIOUS	479,900			
Infl2	PHY 100										

DETACHED

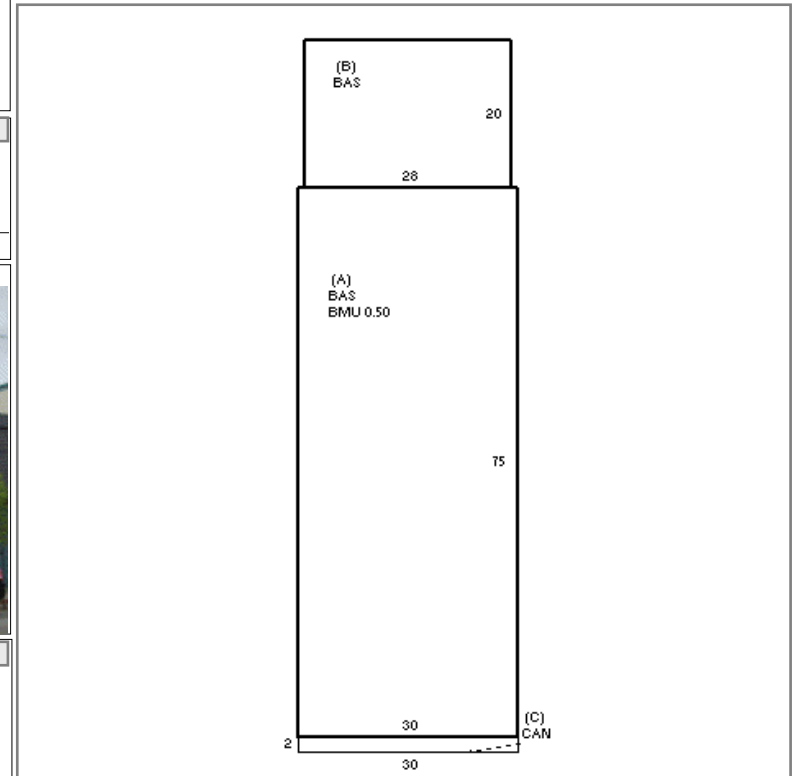
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SCITUATE PHARMACY

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	31	0.81	STORE [100%]	REVIEW	3/13/2011	DF
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1935	SIZE ADJ	1.000
NET AREA	2,810	DETAIL ADJ	0.742
\$NLA(RCN)	\$155	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	4	FLR & WALL	1.00
EXT. COVER	11	ASPHALT	0.90
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	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	1,125		29.40	33,075
+	BAS	L	BASE AREA	2,810	1935	143.02	401,890
C	CAN	N	CANOPY	60		23.10	1,386

TOTAL RCN	436,351
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$279,300