

Key: 7890

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.561

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GATES LAWRENCE S & PEARL C/O SCITUATE REALTY TRUST 368 GANNETT RD SCITUATE, MA 02066				12-4-15-0				372-380 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GATES LAWRENCE S & PEARL				01/01/1983	QS	200,000	5541-20				
GATES PEARL AND LAWRENCE				01/01/1968	XX		P0009-5731				
TRUSTEES OF SCITUATE REAL				01/01/1961	XX		2824-438				

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 %

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	40,000	C05 1.00	100	1.00	100	1.00	401,900	1.06	100	1.00	C05 1.00	390,350

TOTAL	39,988 SF	ZONING		FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE	LAND	390,400	373,600			
Infl1	FACTOR 100		BUILDING	534,800	510,700			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	925,200	884,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

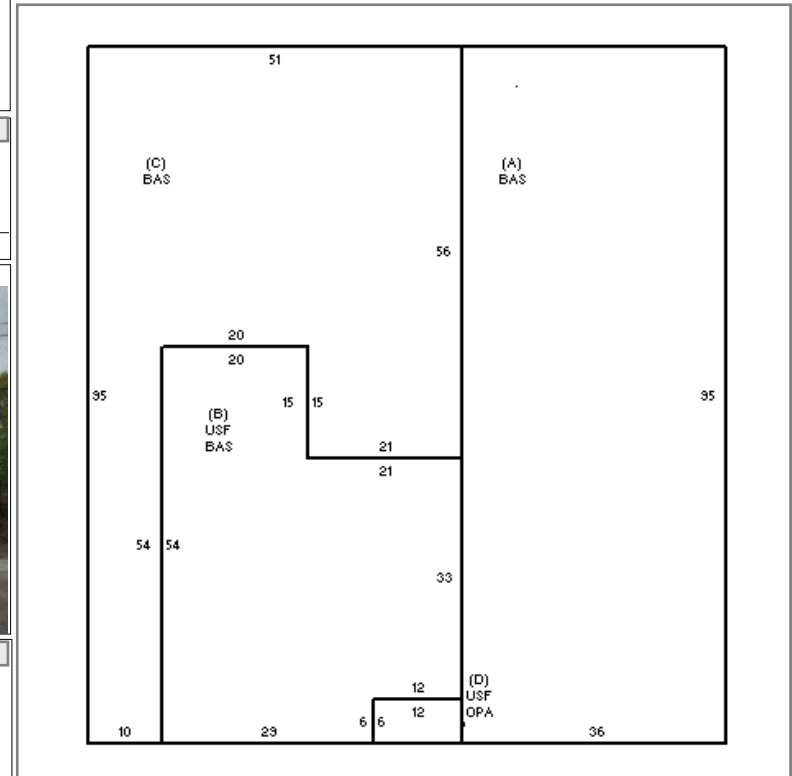


BLDG COMMENTS

SURF SHOP

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	31	0.80	STORE [81%]	REVIEW	3/13/2011	DF
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	10,092	DETAIL ADJ	0.782
\$NLA(RCN)	\$110	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	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	15	CC - BLOCK	0.98
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	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,420	1950	110.21	376,920
+	BAS	L	BASE AREA	4,773	1920	110.21	526,034
+	USF	L	UP-STRY FIN	1,899	1920	110.21	209,290
D	OPA	N	OPEN PORCH	72		28.00	2,016

TOTAL RCN	1,114,260
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
CDN/APP	F
EFF.YR/AGE	1961 / 61
COND	52 52%
FUNC	0
ECON	0
DEPR	52 % GD 48
RCNLD	\$534,800