

Key: 7893

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.568

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PBM & M REALTY TRUST PO BOX 107 NO SCITUATE, MA 02060				12-5-14-F				770-780 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PBM & M REALTY TRUST				01/01/1978	QS	4244-109					
BAILEY SCOTT A TRUSTEE				01/01/1975	XX	4030-159					
BAILEY SCOTT A & JACKSON				01/01/1975	XX	4057-112					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	75	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-939	12/22/2020	3	ALTERATIONS	45,600	04/07/2021	JD	100	100
16-686	11/09/2016	3	ALTERATIONS	6,000	06/06/2017	SJ	100	100
		6	CYCL GROWTH			PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	8,871	C04 1.00	100	1.00	341,615	2.90	100	1.00	C04	0.85	201,520

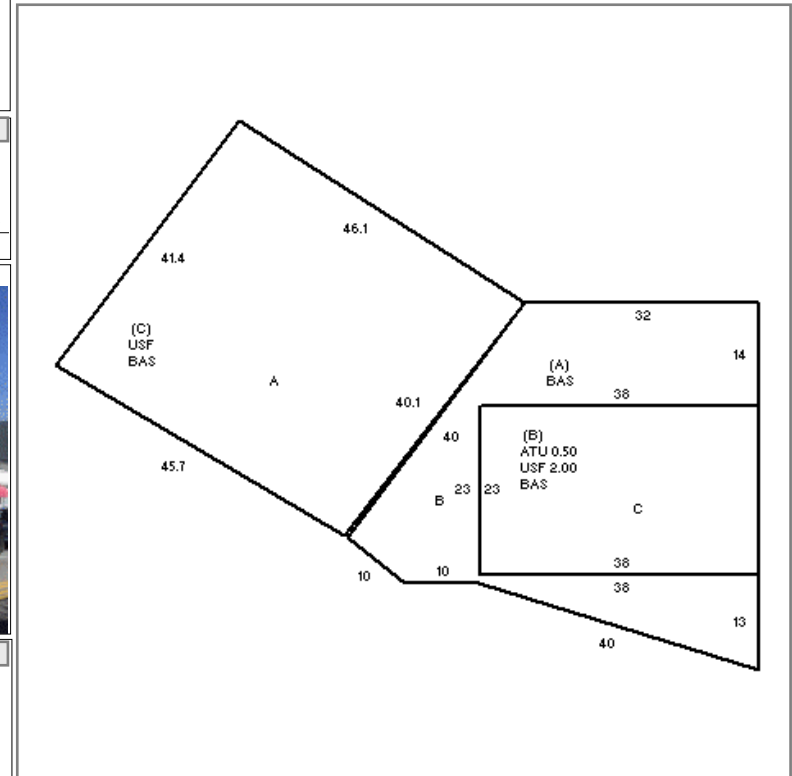
TOTAL	8,871 SF	ZONING	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	201,500	192,800		
Inf1	FACTOR 100		BUILDING	899,100	869,500		
Inf2	PHY 100		DETACHED	11,200	10,500		
			OTHER	0	0		
		TOTAL		1,111,800	1,072,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,400	3.40	9,200
SP2	A	1.00	30 0.70		16	181.40	2,000



BLDG COMMENTS
O'DONOGHUE INS/ABOVE ALL OTHERS BEAUTY SHOP/MARY LOUS NEWS/ BOARD 143



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	31	0.89	STORE [26%]	REVIEW	4/7/2021	JD
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	7,432	DETAIL ADJ	0.879	FOUNDATION	3	FOUND. WALL	1.00
\$NLA(RCN)	\$157	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	3		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00
% AIR COND	51		1.02	INT. FINISH	2	DRYWALL	1.00
% SPRINKLER	0		1.00	HEATING/COOL	2	HOT WATER	1.02
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,960	1900	154.99	303,780
B	USF	L	UP-STRY FIN	1,748	1900	154.99	270,923
B	ATU	N	ATTIC UNF	437		36.00	15,732
C	BAS	L	BASE AREA	1,862	1974	154.99	288,591
C	USF	L	UP-STRY FIN	1,862	1974	154.99	288,591

TOTAL RCN	1,167,617
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1997 / 25
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$899,100