

Key: 7897

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.574

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TEREKANIDIS MARIA TRUSTEE COSMOS CAFE 333 GANNETT ROAD SCITUATE, MA 02066				13-1-35-0				333 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TEREKANIDIS MARIA TRUSTEE				08/02/1993	QS	177,000	12088-73				
ADAMS GARY E & DOROTHY F				08/31/1982	XX		5199-149				
CARPENTER DAVID C & WILLI				01/01/1972	QS	51,500	3713-325				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	85	MULTI-USE COM				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	10,462	C04 1.00	100	1.00	341,615	2.59	100	1.00	C04	0.85	212,630

TOTAL	10,462 SF	ZONING		FRNT	63	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	212,600	203,500			
Infl1	FACTOR 100		BUILDING	380,600	363,500			
Infl2	PHY 100		DETACHED	8,500	8,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>601,700</b>	<b>575,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,000	3.40	8,500



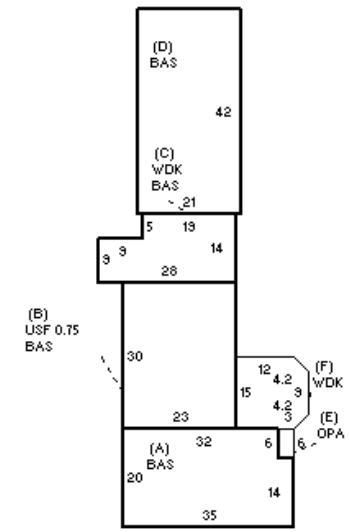
BLDG COMMENTS

COSMOS CAFE

DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	39	0.83	RESTAURANT [100%]	REVIEW	3/15/2011	DF
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	514,304
NET AREA	3,119	DETAIL ADJ	0.811	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,601	1942	158.59	412,480	CONDITION ELEM	CD
\$NLA(RCN)	\$165	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	USF	L	UP-STRY FIN	518	1942	158.58	82,147	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	E	OPA	N	OPEN PORCH	18		30.78	554	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	WDK	N	WOOD DECK	563		24.20	13,625	CDN/APP	G
				FLOOR COVER	5	VINYL	1.00		F11	O	FPL 1S 1OP	1		5,498.00	5,498		
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
% HEATED		100	1.00														
% AIR COND		100	1.03														
% SPRINKLER		0	1.00														
																EFF.YR/AGE	1991 / 31
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$380,600