

Key: 7899

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.576

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FORD DAVID L & ELLEN M 8 BULLOUGH PARK NEWTONVILLE, MA 02460-2479				13-1-38-0				371-375 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FORD DAVID L & ELLEN M				03/25/1999	F	829,045	17280-93				
FORD DAVID L & CROWLEY FR				12/19/1985	XX		6486-261				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3230	100	SHOPPING CNTR				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-310	05/06/2019	3	ALTERATIONS	30,650	08/14/2019	JD	100	0
19-310	05/06/2019	3	ALTERATIONS	30,650	09/10/2020	JD	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	43,456	C05 1.00	100	1.00	100	1.00	401,900	1.00	100	1.00	C05 1.00	401,580

TOTAL	43,456 SF	ZONING	FRNT	579	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE	LAND	401,600	384,300		
Inf1	FACTOR 100		BUILDING	1,714,600	1,637,100		
Inf2	PHY 100		DETACHED	10,200	9,600		
			OTHER	0	0		
			TOTAL	2,126,400	2,031,000		

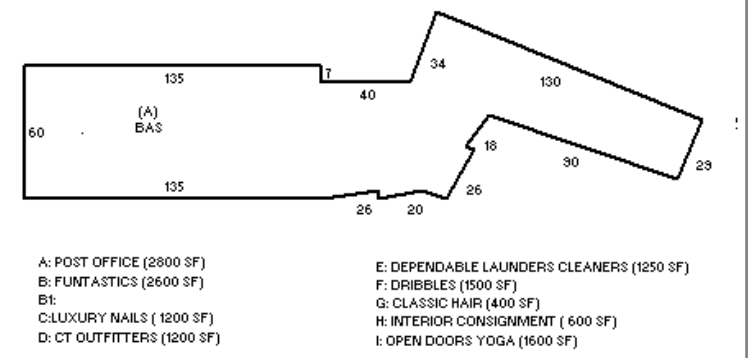
DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		6,000	3.40	10,200

PHOTO 05/05/2011



BLDG COMMENTS
STRIP PLAZA



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	9/10/2020	JD
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	15,541	DETAIL ADJ	0.810
\$NLA(RCN)	\$131	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPRINKLER	100	1.02	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	4	FLAT/SHED	0.98
ROOF COVER	11	MEMBRANE	1.02
FLOOR COVER	4	TILE	0.98
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	15,541	1958	131.34	2,041,163

TOTAL RCN	2,041,163
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,714,600