

Key: 7906

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.584

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SCARSILLONI EDWARD H TR 781 C J CUSHING WAY SCITUATE, MA 02066				25-3-1-0				781 C J CUSHING WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCARSILLONI EDWARD H TR				07/22/2016	F	100 (123771)					
ROUTE 3A REALTY INC				08/31/1993	QS	1 (85148)					
ROUTE 3A REALTY, INC				08/30/1993	XX	12162-103					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	SERVICE STATION				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SS2013-07		5	SPLIT/SUB/LA				100	100

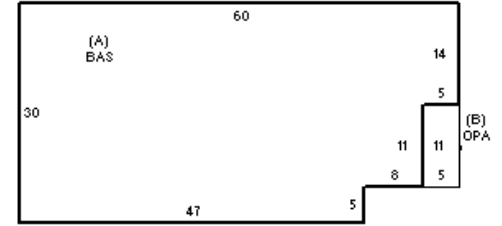
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C06 1.00	GS1 1.00	100 1.00	401,900	1.00	100 1.00	C05 1.00			401,900
303	A	0.777	C06 1.00	GS1 1.00	100 1.00	19,800	1.00	100 1.00	C05 1.00			15,380

TOTAL	1.777 Acres		ZONING	FRNT	463	ASSESSED	CURRENT	PREVIOUS
Ngh	6		NOTE			LAND	417,300	398,900
Infl1	GAS STATION					BUILDING	200,200	191,200
Infl2	PHY 100					DETACHED	506,000	476,000
						OTHER	0	0
					TOTAL	1,123,500	1,066,100	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SIC	V	1.50 20 0.80	25X42	1989	1,050	62.70	52,700
PAV	A	1.00 50 0.50			14,000	3.40	23,800
TN2	E	1.80 20 0.80	4-8000 GAL		32,000	3.42	87,600
PM6	E	1.80 20 0.80			4	37,049.22	118,600
SP2	S	2.50 30 0.70			30	453.50	9,500
LH1	A	1.00 50 0.50			5	1,530.70	3,800
SPU	A	1.00 SV 1.00			150,000	1.40	210,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	5/1/0911	DF
STYLE	50	0.75	SERVICE STATION [100%]	REVIEW	5/17/2023	PJK
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,680	DETAIL ADJ	0.702	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,680	1969	164.55	276,444
\$NLA(RCN)	\$166	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	B	OPA	N	OPEN PORCH	55		29.40	1,617
				ROOF SHAPE	1	GABLE	1.00								
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	278.061	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1987 / 35	
COND	28	28 %
FUNC	0	
ECON	0	
DEPR	28	% GD 72
RCNLD	\$200,200	