

Key: 7914

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.591

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NANDAN LLC 363 COUNTRY WAY SCITUATE, MA 02066				37-4-19-0				363 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NANDAN LLC				06/11/2014	QS	330,000	44405-304				
SHONE RONALD H & KAREN N				01/01/1955	QS		2322-46				
SHONE RONALD H & KAREN N					XX		P0013-3376				

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	%
		6	CYCL GROWTH			PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	10,982	C03 1.00	100	1.00	100	1.00	341,615	2.51	100	1.00	C04 0.85	216,010

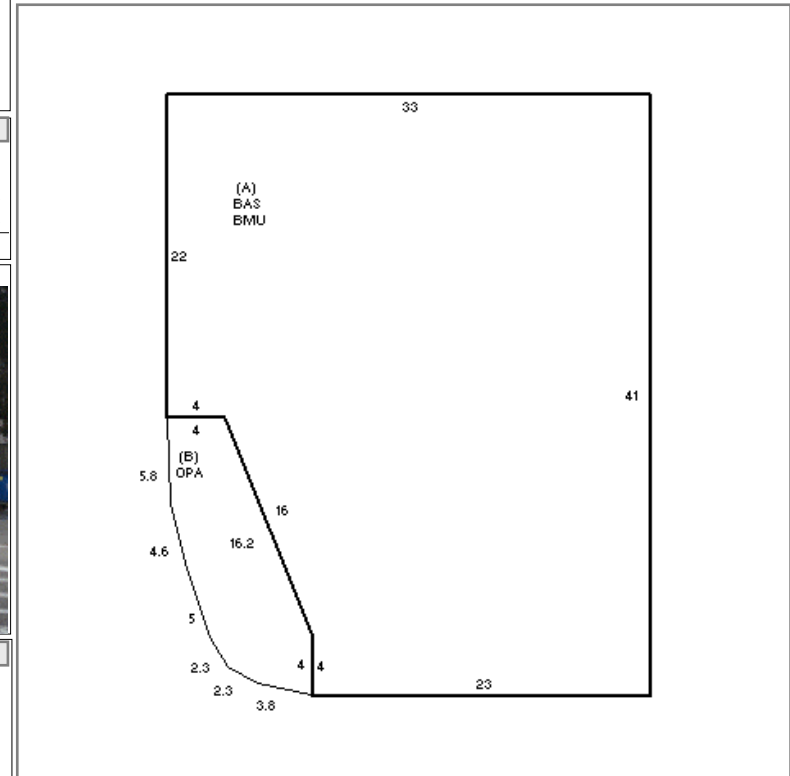
TOTAL	10,982 SF	ZONING		FRNT	80	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE	LAND	216,000	206,700			
Infl1	FACTOR 100		BUILDING	207,100	198,000			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	423,100	404,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
RONNIE SHONE GENERAL STORE



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/12/2020	JD
MODEL	5		CIM-5	LIST	2/12/2020	JD
STYLE	31	0.81	STORE [100%]	REVIEW	3/16/2011	DF
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,208	DETAIL ADJ	0.800	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	1,208		29.40	35,515
\$NLA(RCN)	\$252	OVERALL	1.000	EXT. COVER	10	VERT. BOARD	1.00	A	BAS	L	BASE AREA	1,208	1955	220.04	265,804
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	109		29.40	3,205
				ROOF COVER	1	ASPH/CMP SHIN	1.00								
				FLOOR COVER	5	VINYL	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								
CAPACITY		UNITS	ADJ												
STORIES		1	1.00												
% HEATED		100	1.00												
% AIR COND		100	1.03												
% SPRINKLER		0	1.00												

TOTAL RCN	304,524	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
CDN/APP	A	
EFF.YR/AGE	1981 / 41	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD	\$207,100	