

Key: 7923

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.597

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID        |    |         |          | LOCATION      |   |            |              |               |  |  |  |
|--|--|--|--|------------------|----|---------|----------|---------------|---|------------|--------------|---------------|--|--|--|
| TOWN OF SCITUATE<br>SCITUATE HARBOR COMM. BLDG,<br>600 CHIEF JUSTICE CUSHING WAY<br>SCITUATE, MA 02066 |  |  |  | 45-12-1-0        |    |         |          | 44 JERICHO RD |   |            |              |               |  |  |  |
|  |  |  |  | TRANSFER HISTORY |    |         |          | DOS           | T | SALE PRICE | BK-PG (Cert) |               |  |  |  |
|  |  |  |  | TOWN OF SCITUATE |    |         |          | 06/16/2010    | E | 1,875,000  | 38630-314    | DICHRISDA LLC |  |  |  |
| MULVEE JAMES F TR  |  |  |  | 01/01/1984       | QS | 650,000 | 5666-211 |               |   |            |              |               |  |  |  |

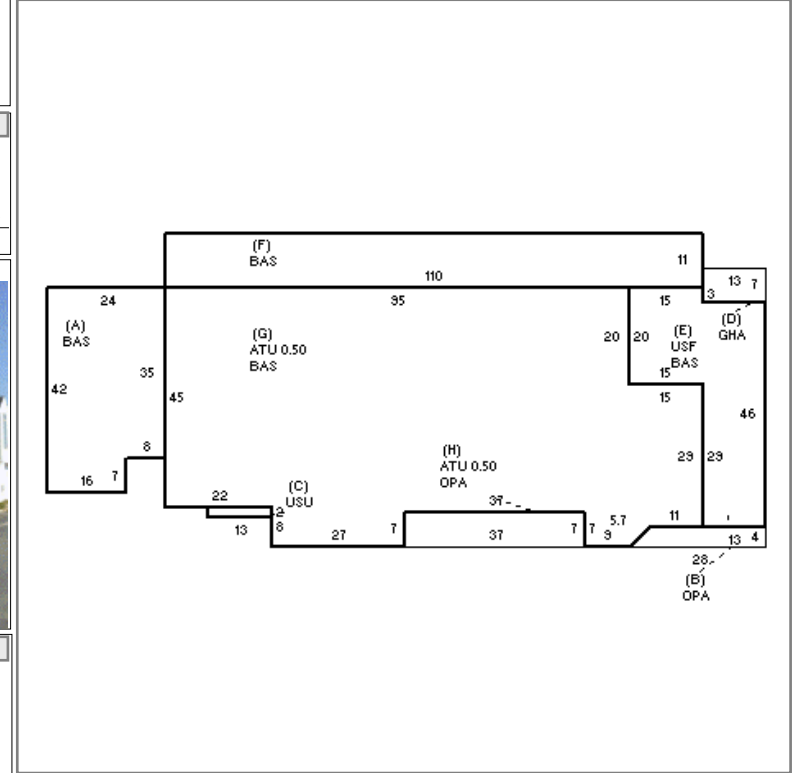
| CLASS  | CLASS%     | DESCRIPTION          |             | BN ID   | BN         | CARD   |     |     |
|--------|------------|----------------------|-------------|---------|------------|--------|-----|-----|
| 9310   | 100        | IMP.SELECT/CITY CNCL |             |         | 1          | 1 of 1 |     |     |
| PMT NO | PMT DT     | TY                   | DESC        | AMOUNT  | INSP       | BY     | 1st | %   |
| 15-767 | 11/10/2015 | 3                    | ALTERATIONS | 9,700   | 07/20/2016 | SJ     | 100 | 100 |
| 15-292 | 05/26/2015 | 3                    | ALTERATIONS |         | 08/06/2015 | SJ     | 100 | 100 |
|        |            | 7                    | OTHERS      |         | 09/17/2007 |        | 100 | 100 |
| 04056  | 02/06/2004 | 3                    | ALTERATIONS | 100,000 | 09/20/2004 | SJ     | 100 | 100 |
| 03-728 | 11/27/2003 | 3                    | ALTERATIONS | 43,000  | 09/20/2004 | SJ     | 100 | 100 |

LAND

| TOTAL | 1.042 Acres | ZONING | C/W 45-12-1B/1E | FRNT         | 205 | ASSESSED         | CURRENT          | PREVIOUS |
|-------|-------------|--------|-----------------|--------------|-----|------------------|------------------|----------|
| Ngh   | 10          | NOTE   |                 | LAND         |     | 1,086,700        | 1,040,000        |          |
| Inf1  | FACTOR 100  |        |                 | BUILDING     |     | 1,332,400        | 1,271,200        |          |
| Inf2  | PHY 100     |        |                 | DETACHED     |     | 57,000           | 53,600           |          |
|       |             |        |                 | OTHER        |     | 0                | 0                |          |
|       |             |        |                 | <b>TOTAL</b> |     | <b>2,476,100</b> | <b>2,364,800</b> |          |

DETACHED

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS  | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|--------|-----------|--------|
| PAV | A    | 1.00 | 50 0.50  |    | 33,500 | 3.40      | 57,000 |



BUILDING

| BUILDING | CD | ADJ  | DESC                | MEASURE | 10/2/2018  | TCK |
|----------|----|------|---------------------|---------|------------|-----|
| MODEL    | 5  |      | CIM-5               | LIST    | 10/2/2018  | TCK |
| STYLE    | 95 | 0.85 | COMM. CENTER [100%] | REVIEW  | 10/10/2018 | MR  |
| QUALITY  | E  | 1.50 | EXCELLENT [100%]    |         |            |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |            |     |

BLDG COMMENTS  
SCITUATE HARBOR COMMUNITY BLDG  
WALK-UP ATTIC

| YEAR BLT   | 1960  | SIZE ADJ   | 1.000 | ELEMENT      | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION    | UNITS | YB   | ADJ PRICE | RCN       | TOTAL RCN      | 1,800,495   |
|------------|-------|------------|-------|--------------|----|---------------|------|---|-----|---|----------------|-------|------|-----------|-----------|----------------|-------------|
| NET AREA   | 9,027 | DETAIL ADJ | 0.857 | FOUNDATION   | 2  | SLAB          | 1.00 | + | BAS | L | BASE AREA      | 8,103 | 1960 | 183.80    | 1,489,354 |                |             |
| \$NLA(RCN) | \$199 | OVERALL    | 1.000 | EXT. COVER   | 1  | WOOD SHINGLE  | 1.00 | + | OPA | N | OPEN PORCH     | 363   |      | 42.00     | 15,246    |                |             |
|            |       |            |       | ROOF SHAPE   | 1  | GABLE         | 1.00 | C | USU | L | UP-STRY UNF    | 26    | 1960 | 90.81     | 2,361     |                |             |
|            |       |            |       | ROOF COVER   | 1  | ASPH/CMP SHIN | 1.00 | D | GHA | N | ATT GREENHOUSE | 91    |      | 40.51     | 3,686     |                |             |
|            |       |            |       | FLOOR COVER  | 3  | W/W CARPET    | 1.00 | E | USF | L | UP-STRY FIN    | 898   | 1960 | 183.80    | 165,055   |                |             |
|            |       |            |       | INT. FINISH  | 2  | DRYWALL       | 1.00 | + | ATU | N | ATTIC UNF      | 2,651 |      | 45.00     | 119,295   |                |             |
|            |       |            |       | HEATING/COOL | 9  | WARM/COOL AIR | 1.00 |   | F11 | O | FPL 1S 1OP     | 1     |      | 5,498.00  | 5,498     |                |             |
|            |       |            |       | FUEL SOURCE  | 2  | GAS           | 1.00 |   |     |   |                |       |      |           |           |                |             |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | CONDITION ELEM | CD          |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | EXTERIOR       | G           |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | INTERIOR       | G           |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | CDN/APP        | G           |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | EFF.YR/AGE     | 1991 / 31   |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | COND           | 26 26 %     |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | FUNC           | 0           |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | ECON           | 0           |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | DEPR           | 26 % GD 74  |
|            |       |            |       |              |    |               |      |   |     |   |                |       |      |           |           | RCNLD          | \$1,332,400 |