

Key: 7938

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.616

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NORTHEAST REAL ESTATE GROUP INC PO BOX 648 ORINDA, CA 94563				49-2-13-A				108 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NORTHEAST REAL ESTATE				06/22/1999	V	765,000	17583-47				
LAWRENCE REVIVAL LLC				12/31/1996	H	342,000	14884-222				
FEIBUSCH ARLENE & SPODEK				02/22/1990	V	460,000	9617-214				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3500	100	POSTAL SERVICE				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	37,500	C03 1.00	100	1.00	100	1.00	301,425	1.10	100	1.00	C03 0.75	286,400

TOTAL	37,505 SF	ZONING	FRNT	115	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE	LAND	286,400	274,100		
Infl1	FACTOR 100		BUILDING	920,500	879,000		
Infl2	PHY 100		DETACHED	39,100	36,800		
			OTHER	0	0		
TOTAL			1,246,000	1,189,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		23,000	3.40	39,100



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	PJK
MODEL	5		CIM-5	LIST	5/9/2011	DF
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	5/17/2023	PJK
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
POST OFFICE

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	6,820	DETAIL ADJ	0.879
\$NLA(RCN)	\$198	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	12	BRICK VENEER	1.05
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	11	HOT WT/COOL AIR	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	6,820	1969	196.40	1,339,460
+	CAN	N	CANOPY	432		33.00	14,256

TOTAL RCN	1,353,716
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1981 / 41
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$920,500

