

Key: 7941

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.619

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
POWERS JAMES F & MARY P TR 36 DOCTORS HILL DR SCITUATE, MA 02066				50-6-22-F				39 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
POWERS JAMES F & MARY P T				11/03/2011	F	10		40537-315			
POWERS JAMES F				12/15/1989	QS			9510-200			
POWERS JAMES F & MARY P				03/03/1981	QS			4971-197			

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	%
13-716	10/25/2013	3	ALTERATIONS	12,000	07/01/2014	ROM	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,200	C06 1.00	100	1.00	462,185	1.61	100	1.00	C06	1.15	362,710

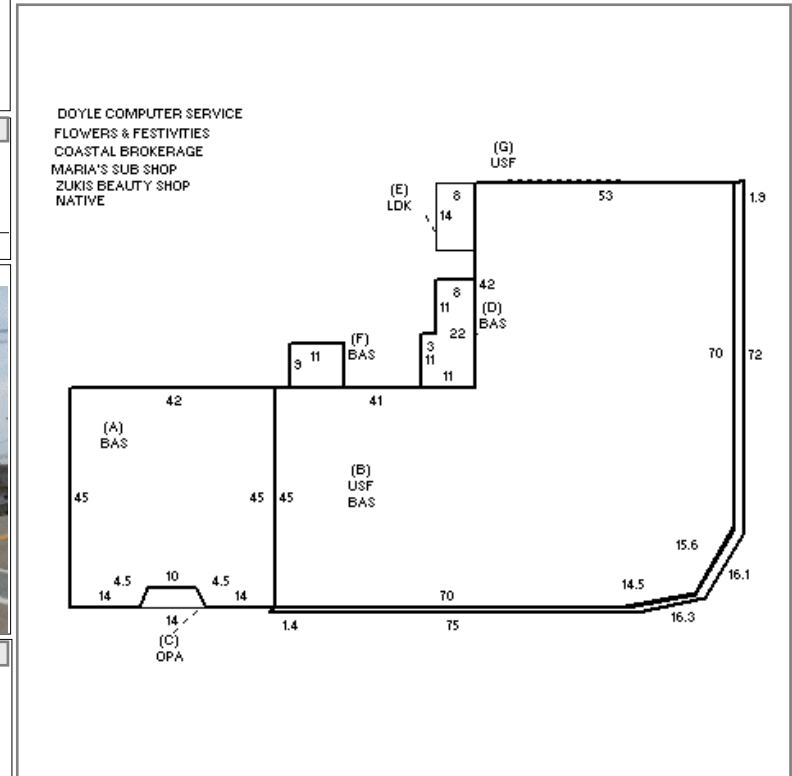
TOTAL	21,214 SF	ZONING	NOTED	FRNT	835	ASSESSED	CURRENT	PREVIOUS
Ngh	6					LAND	362,700	347,100
Inf1	FACTOR 100					BUILDING	1,136,300	1,085,000
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,499,000	1,432,100

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
POWER'S BUILDING/MICHAEL HAYS/AMC/F RODRIGUES/VAC



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	4/29/2011	DF
STYLE	31	0.79	STORE [56%]	REVIEW	7/3/2014	MR
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [86%]			

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	15,103	DETAIL ADJ	0.799
\$NLA(RCN)	\$114	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		2	1.00
% HEATED		100	1.00
% AIR COND		50	1.02
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	4	TILE	0.98
INT. FINISH	1	PLASTER	1.04
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,842	1996	113.65	209,339
B	BAS	L	BASE AREA	6,352	1920	113.65	721,889
C	OPA	N	OPEN PORCH	48		29.40	1,411
D	BAS	L	BASE AREA	209	1920	113.65	23,752
E	LDK	N	LOADING DOCK	112		34.00	3,808
F	BAS	L	BASE AREA	99	1920	113.65	11,251
+	USF	L	UP-STRY FIN	6,601	1920	113.65	750,188

TOTAL RCN	1,721,638
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1979 / 43
COND	34 34 %
FUNC	0
ECON	0
DEPR	34 % GD 66
RCNLD	\$1,136,300