

Key: 7944

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.622

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
AGORA VILLAGE MARKET LLC C/O CURTIS MANAGEMENT PO BOX 310 HINGHAM, MA 02043		50-5-28-0		71 FRONT ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
AGORA VILLAGE MARKET LLC		03/23/2017	V	3,130,000	(124902)
CURTLO LLC		03/03/2017	F	100	(124902)
CURTLO LLC		12/21/2001	B	100	(100505)

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3240	100	SUPERMARKETS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
		6	CYCL GROWTH		04/29/2011	DF	100 100
		2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	68,322	C06 1.00	100	1.00	100	1.00	462,185	1.00	100	1.00	724,920
203	A	0.372	C06 1.00	100	1.00	100	1.00	231,150	1.00	100	1.00	85,990

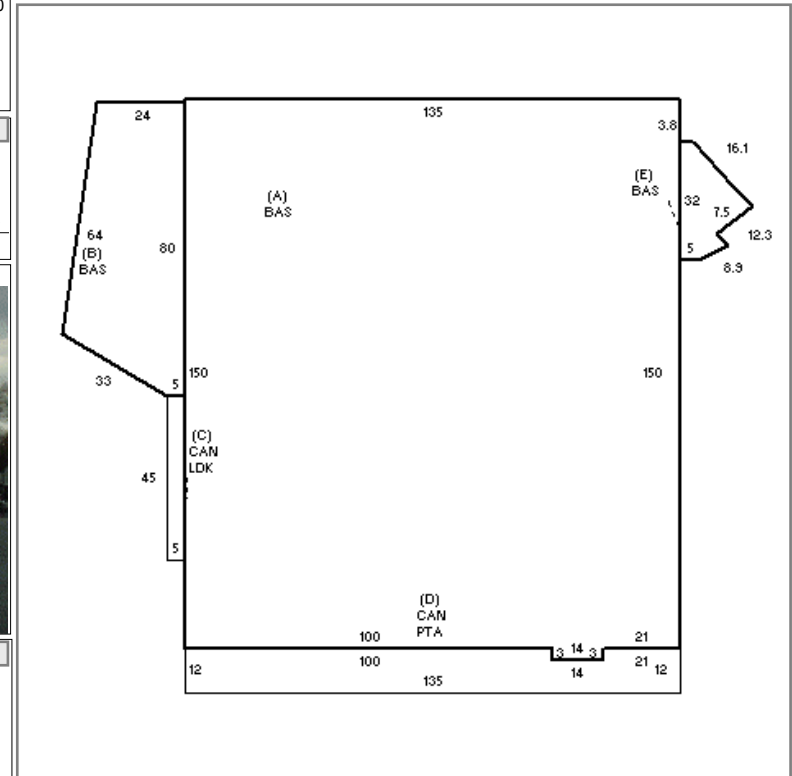
TOTAL	1.940 Acres	ZONING	FRNT 343	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE		LAND	810,900	776,200
Inf1	FACTOR 100			BUILDING	2,647,000	2,560,900
Inf2	PHY 100			DETACHED	118,100	111,400
				OTHER	0	0
				TOTAL	3,576,000	3,448,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		60,000	3.40	102,000
LH2	A	1.00	50 0.50		4	2,404.40	4,800
C06	A	1.00	50 0.50		260	16.70	2,200
SP2	V	1.50	30 0.70 6X8		48	272.10	9,100



BLDG COMMENTS	VILLAGE MARKET
---------------	----------------

BUILDING	CD	ADJ	DESC	MEASURE	2/26/2019	JD
MODEL	5		CIM-5	LIST	2/26/2019	JD
STYLE	34	0.90	SUPERMARKET [100%]	REVIEW	3/17/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [89%]			



DETAILED

BUILDING

YEAR BLT	1966	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	22,816	DETAIL ADJ	0.947	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	20,292	1966	149.73	3,038,308
\$NLA(RCN)	\$153	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	BAS	L	BASE AREA	2,141	1966	149.73	320,571
				ROOF SHAPE	4	FLAT/SHED	0.98	C	LDK	N	LOADING DOCK	225		34.00	7,650
				ROOF COVER	11	MEMBRANE	1.02	+	CAN	N	CANOPY	1,803		26.40	47,599
				FLOOR COVER	5	VINYL	1.00	D	PTA	N	PATIO	1,578		7.20	11,362
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	383	1966	149.73	57,346
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	3,482,836
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$2,647,000