

Key: 7948

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.626

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
ARC ROCK17MA LLC C/O ROCKLAND TRUST ATTN: FACILITIES DEPT 288 UNION ST ROCKLAND, MA 02370		50-5-29-0		77 FRONT ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ARC ROCK17MA LLC		05/06/2008	B	1,226,796	(111939)
ROCKLAND TRUST COMPANY		01/01/1933	QS		1627-536

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3410	100	BANK BLDG			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-0436	04/27/2022	3	ALTERATIONS	76,360	07/25/2022	JD	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	19,800	C06 1.00	100	1.00	100	1.00	462,185	1.69	100	1.00	C06 1.15	354,600

TOTAL	19,820 SF	ZONING	FRNT	323	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE	LAND	354,600	339,300		
Infl1	FACTOR 100		BUILDING	822,400	785,400		
Infl2	PHY 100		DETACHED	4,700	4,500		
			OTHER	0	0		
			TOTAL	1,181,700	1,129,200		

DETACHED

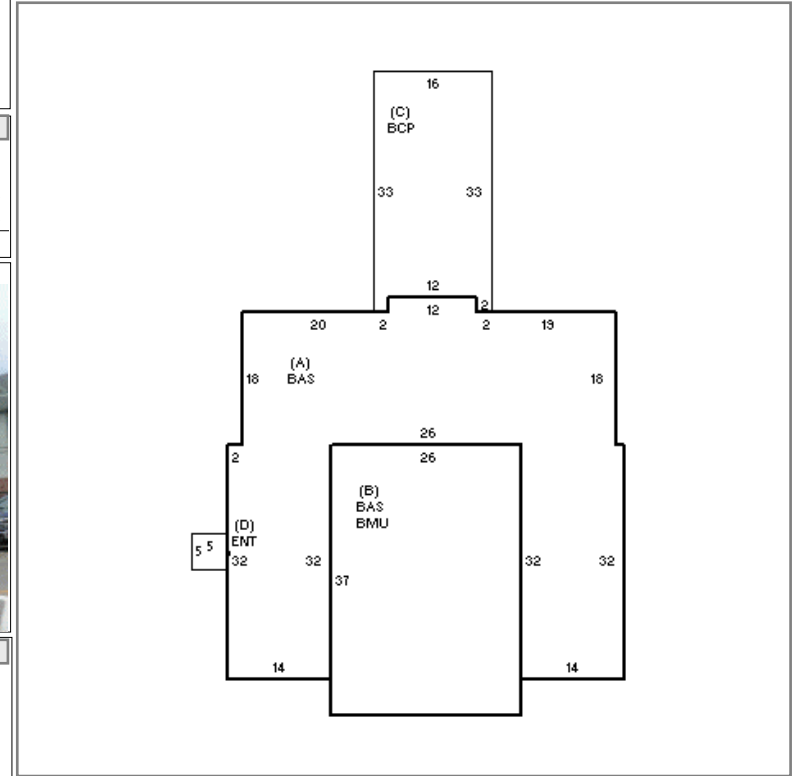
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		1,000	3.40	1,700
SP2	V	1.50	30 0.70	1 POLE-4X4	16	272.10	3,000



BLDG COMMENTS
ROCKLAND TRUST CO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM-5			
STYLE	24	1.20	BANK [100%]		4/29/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]		7/25/2022	JD



G

YEAR BLT	1928	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,028,023		
NET AREA	2,800	DETAIL ADJ	1.346	FOUNDATION	4	FLR & WALL	1.00	A	BAS	L	BASE AREA	1,838	1928	296.78	545,474	CONDITION ELEM	CD		
\$NLA(RCN)	\$367	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	B	BMU	N	BSMT UNF	962		33.60	32,323	EXTERIOR	V		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	BAS	L	BASE AREA	962	1928	296.78	285,498	INTERIOR	V		
				ROOF COVER	11	MEMBRANE	1.02	C	BCP	N	BANK CANOPY	504		70.80	35,683	CDN/APP	A		
				FLOOR COVER	4	TILE	0.98	D	ENT	N	ENCL ENTRY	25		39.60	990				
				INT. FINISH	1	PLASTER	1.04		PNW	O	PNW TELLER	1		52,010.00	52,010				
				HEATING/COOL	11	HOT WT/COOL AIR	1.02		VLT	N	VAULT	120		192.00	23,040				
				FUEL SOURCE	1	OIL	1.00		ATM	O	ATM	1		0.00					
									DUW	O	DRIVE-UP WIND	1		17,832.00	17,832				
									NDB	O	NT DEP BOX	1		12,841.00	12,841				
									V06	O	6" VLT DOOR	1		22,332.00	22,332				
																EFF.YR/AGE	2003 / 19		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$822,400		