

Key: 7950

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.627

LEGAL

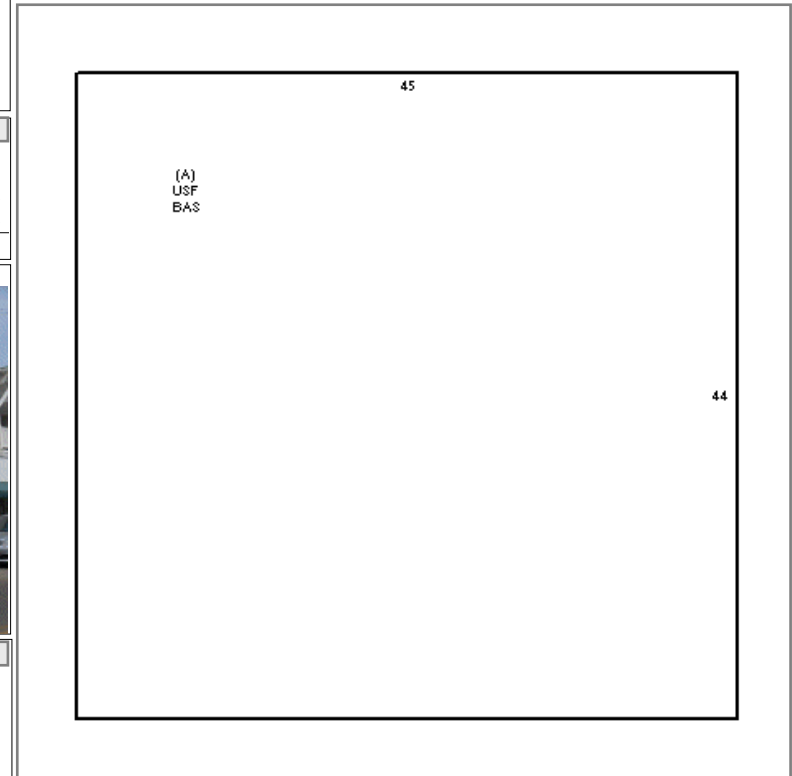
CURRENT OWNER				PARCEL ID				LOCATION			
GATES LAWRENCE S & PEARL C/O SCITUATE REALTY TRUST 368 GANNETT RD SCITUATE, MA 02066				50-5-44-0				93-99 FRONT ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				GATES LAWRENCE S & PEARL				01/01/1968	QS	4602-359	
TRUSTEES SCITUATE REALTY				01/01/1962	XX	2824-438					
GATES LESTER J & LAWRENCE				01/01/1961	XX	2774-349					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-336	05/30/2013	3	ALTERATIONS	46,000	07/01/2014	ROM	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	2,920	C06 1.00	100	1.00	100	1.00	462,185	6.15	100	1.00	C06 1.15	190,440

TOTAL	2,920 SF	ZONING	FRNT	54	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE	LAND	190,400	182,200		
Infl1	FACTOR 100		BUILDING	348,700	332,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	539,100	515,100		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		
MEASURE	12/21/2021	PJK
LIST	4/29/2011	DF
REVIEW	7/3/2014	ROM
GALLEY KITCHEN & BAR/ STORAGE/OFFICE		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	4/29/2011	DF
STYLE	39	0.60	RESTAURANT [50%]	REVIEW	7/3/2014	ROM
QUALITY	V	1.15	VERY GOOD [50%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,960	DETAIL ADJ	0.575	FOUNDATION	3	FOUND. WALL	1.00
\$NLA(RCN)	\$110	OVERALL	1.000	EXT. COVER	5	ASBESTOS	0.95
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	2	ADJ	1.00	ROOF COVER	11	MEMBRANE	1.02
% HEATED	100		1.00	FLOOR COVER	5	VINYL	1.00
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,980	1920	110.06	217,909
A	USF	L	UP-STRY FIN	1,980	1920	110.06	217,909

TOTAL RCN	435,818
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$348,700