

Key: 7953

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.632

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRONT STREET MANAGEMENT LLC 138 ATLANTIC AVE COHASSET, MA 02025				50-4-30-0				111 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRONT STREET MANAGEMENT L				06/28/2019	U	1,490,000	51299-297				
GEORGANTAS LOUIS P TR				09/09/1985	A	45,000	6286-109				
GEORGANTAS PETER & CONST				01/01/1962	F		2874-215				

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	%
20-111	02/18/2020	3	ALTERATIONS	205,000	07/23/2020	JD	100	100
17-221	04/20/2017	3	ALTERATIONS	50,900	08/07/2017	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	11,300	C06 1.00	100	1.00	100	1.00	462,185	2.46	100	1.00	C06 1.15	294,980

TOTAL	11,300 SF	ZONING	FRNT	241	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE	LAND	295,000	282,300		
Inf1	FACTOR 100		BUILDING	800,600	765,800		
Inf2	PHY 100		DETACHED	16,300	15,400		
			OTHER	0	0		
			TOTAL	1,111,900	1,063,500		

DETACHED

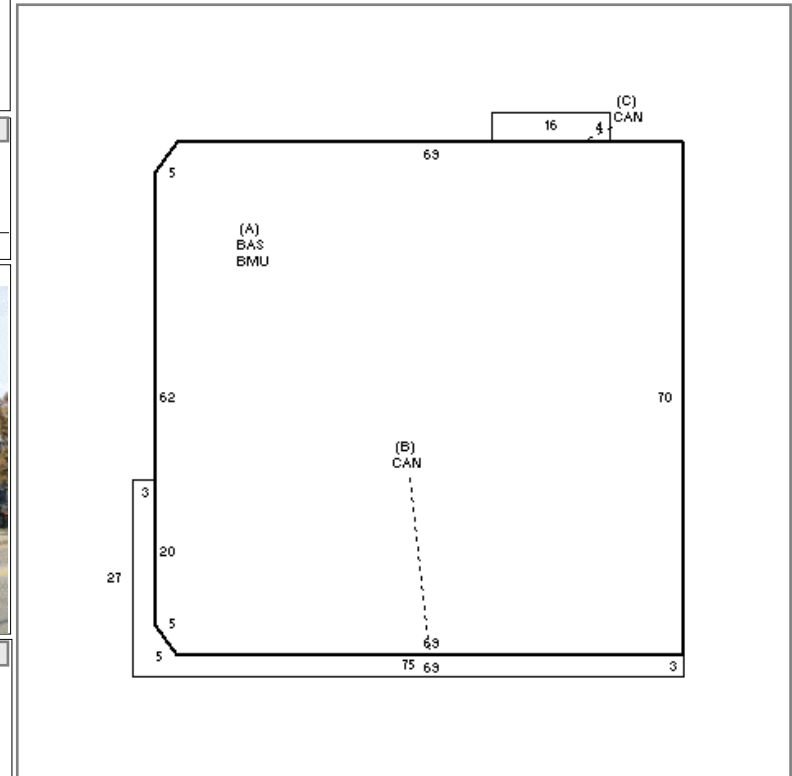
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	25 0.75		6,400	3.40	16,300



BLDG COMMENTS
HARBORSIDE WINE & SPIRITS HIBERNIAN TAVERN

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM-5			
STYLE	31	0.81	STORE [100%]		4/29/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]		7/23/2020	JD



YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	5,028	DETAIL ADJ	0.865
\$NLA(RCN)	\$199	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNF	5,028		33.60	168,941
EXT. COVER	12	BRICK VENEER	1.05	A	BAS	L	BASE AREA	5,028	1961	163.52	822,180
ROOF SHAPE	4	FLAT/SHED	0.98	+	CAN	N	CANOPY	367		26.40	9,689
ROOF COVER	11	MEMBRANE	1.02								
FLOOR COVER	5	VINYL	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,000,810	
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	\$800,600	