

Key: 7954

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.633

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION			
123 FRONT STREET REALTY TRUST 121 FRONT STREET SCITUATE, MA 02066		50-4-31-F		117-129 FRONT ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
123 FRONT STREET REALTY T		05/31/2002	QS	100	22173-349		
MCMORROW GERARD & ROBERT		01/01/1978	QS	44,000	4271-576		
MCMORROW GERARD & ROBERT		01/01/1975	XX		4011-539		

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	%
		6	CYCL GROWTH		04/29/2011	DF	100	100

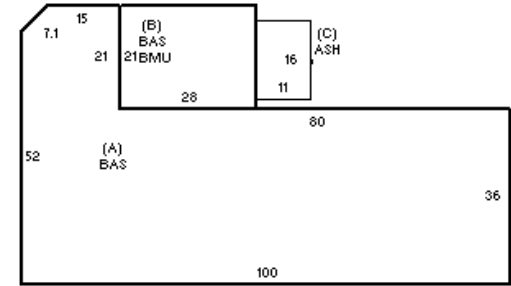
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	8,630	C06 1.00	100	1.00	100	1.00	462,185	2.95	100	1.00	C06 1.15	270,210

TOTAL	8,625 SF	ZONING	FRNT	199	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE	LAND	270,200	258,600		
Infl1	FACTOR 100		BUILDING	406,800	388,500		
Infl2	PHY 100		DETACHED	1,900	1,800		
			OTHER	0	0		
		TOTAL		678,900	648,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	8X16		128	16.40	1,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	4/29/2011	DF
STYLE	31	0.81	STORE [100%]	REVIEW	3/17/2011	DF
QUALITY	+	1.05	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FRONT ST GOURMET WINE & SPIRIT  
SCITUATE MUSIC

YEAR BLT	1923	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	635,619		
NET AREA	4,596	DETAIL ADJ	0.791	FOUNDATION	3	FOUND. WALL	1.00	A	BAS	L	BASE AREA	4,008	1923	133.53	535,195	CONDITION ELEM	CD		
\$NLA(RCN)	\$138	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNF	588		29.40	17,287	EXTERIOR	A		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	BAS	L	BASE AREA	588	1923	133.53	78,517	INTERIOR	A		
				ROOF COVER	11	MEMBRANE	1.02	C	ASH	N	ATT SHED	176		26.25	4,620	CDN/APP	A		
				FLOOR COVER	5	VINYL	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1977 / 45
																		COND	36 36 %
																		FUNC	0
																		ECON	0
																		DEPR	36 % GD 64
																		RCNLD	\$406,800