

Key: 7957

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.636

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRONT STREET SHELL, LLC 141 FRONT ST SCITUATE, MA 02066				50-3-23-0				141 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRONT STREET SHELL, LLC				11/18/2009	B	800,000	(114027)				
FRONT STREET SHELL, LLC				11/18/2009	QS	800,000	(112810)				
COLBEA ENTERPRISES.LLC				12/18/2008	B	363,216	(112810)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	SERVICE STATION				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-390	08/27/2010	3	ALTERATIONS	5,000	08/02/2011	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	25,150	C06 1.00	GS1 1.00	100 1.00	462,185	1.44	100 1.00	C06	1.15		383,920

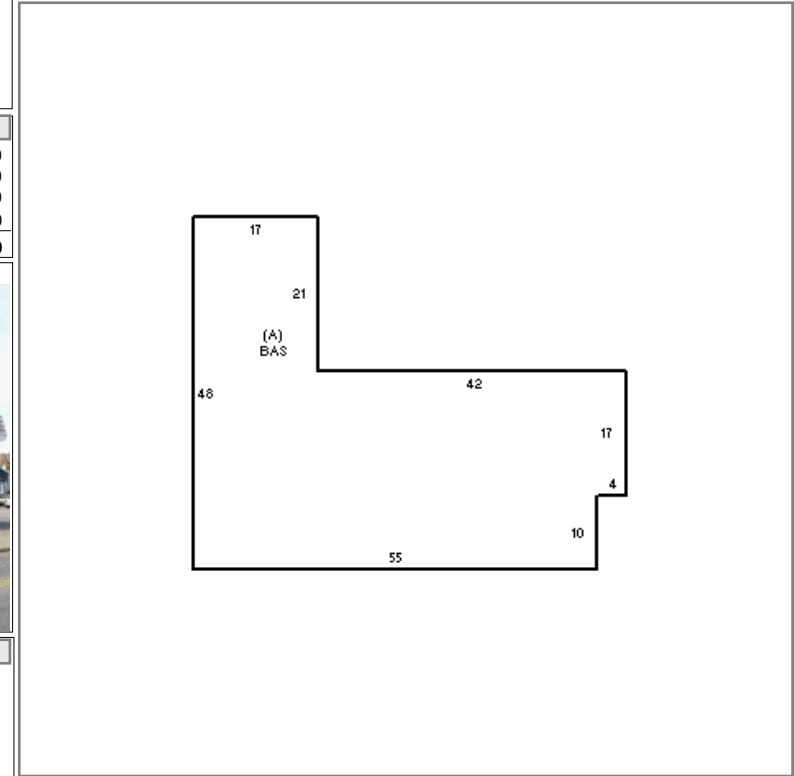
TOTAL	25,150 SF	ZONING	FRNT	267	ASSESSED	CURRENT	PREVIOUS
Ngh	6	N O T E C/W 24			LAND	383,900	367,400
Infl1	GAS STATION				BUILDING	266,700	254,600
Infl2	PHY 100				DETACHED	548,400	517,900
					OTHER	0	0
				TOTAL	1,199,000	1,139,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SIC	E	1.80	10 0.90	37X50	1989	1,850 75.24	125,300
PAV	A	1.00	50 0.50		1989	9,500 3.40	16,200
LH1	A	1.00	50 0.50			3 1,530.70	2,300
TN1	V	1.50	10 0.90	3-10000 GAL		30,000 3.45	93,200
PM6	V	1.50	10 0.90	6 NOZZEL MPV		4 30,874.35	111,100
SP2	S	2.50	30 0.70	4X8		32 453.50	10,200
S/V	A	1.00	SV 1.00	WASTE ENCL		1,000 1.10	1,100
SPU	A	1.00	SV 1.00			135,000 1.40	189,000



BUILDING	CD	ADJ	DESC	MEASURE	12/20/2021	PJK
MODEL	5		CIM-5	LIST	4/29/2011	DF
STYLE	50	0.75	SERVICE STATION [100%]	REVIEW	3/17/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS
HARBORSIDE SHELL



YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,910	DETAIL ADJ	0.655	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,910	1952	166.23	317,492
\$NLA(RCN)	\$166	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98								
				ROOF SHAPE	4	FLAT/SHED	0.98								
				ROOF COVER	11	MEMBRANE	1.02								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	1	FORCED AIR	1.00								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	317,492
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$266,700