

Key: 7971

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.642

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MAURALAGO, LLC C/O HAMILTON COMPANY, INC. 39 BRIGHTON AVE BOSTON, MA 02134				50-7-8-0				11 MILL WHARF PLAZA			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAURALAGO, LLC				08/19/2008	O	2,500,000	36286-158				
MARTHA & ARTHUR, LLC				03/05/2007	O	2,000,000	34203-169				
FIRST PARISH ROAD CO LLC				03/05/2007	F		34203-56				

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	SF	ZONING	FRNT	295	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf1			BUILDING	4,045,300	3,400,400		
Inf2			DETACHED	0	0		
			OTHER	0	0		
					TOTAL	4,045,300	3,400,400

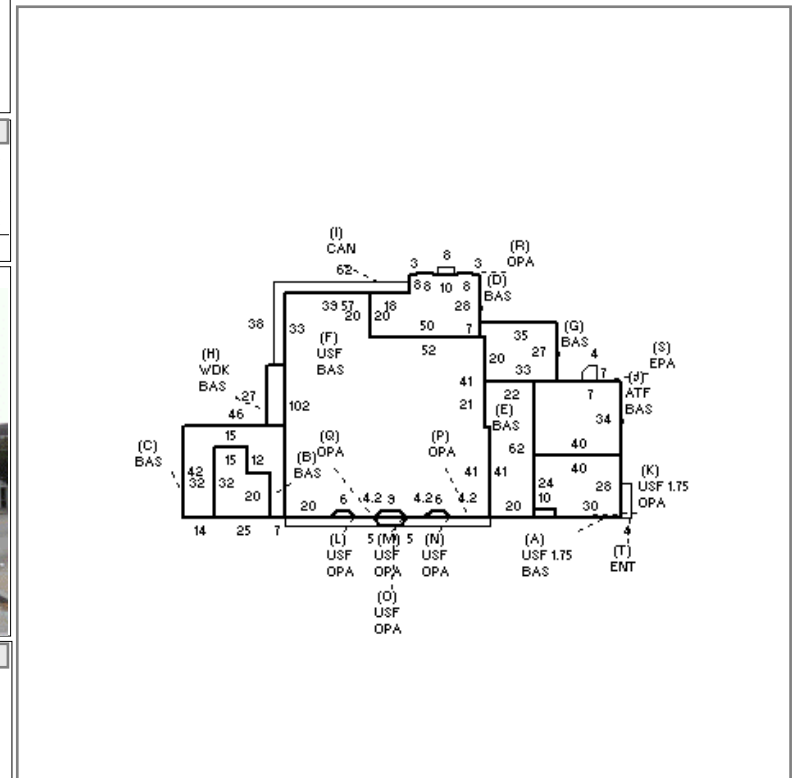
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
UNIT 1A/2ND-11 OFFICE SUITED

BUILDING	CD	ADJ	DESC	MEASURE	12/17/2021	PJK
MODEL	11		CI CONDO	LIST	4/29/2011	DF
STYLE	8	1.14	CONDO-RTL [62%]	REVIEW	3/17/2011	DF
QUALITY	+	1.10	GOOD-/AVG+ [100%]			
FRAME	1	1.00	WOOD FRAME [97%]			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	COMM CONDO				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08-618	12/16/2008	3	ALTERATIONS	75,000	08/10/2009	SJ	100	100
08-695	12/16/2008	3	ALTERATIONS		08/22/2012	SJ	100	100
SS09-23		5	SPLIT/SUB/LA		12/04/2008	ER	100	100
08-377	08/13/2008	3	ALTERATIONS	73,740	08/10/2009	SJ	100	100
06-695		4	DEMO		07/31/2007	SJ	0	0



YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,056,565	
NET AREA	26,613	DETAIL ADJ	2.095	COMPLEX	76	WELCH CO. CONDO	1.70	+	BAS	L	BAS AREA	14,696	1920	178.82	2,628,007	CONDITION ELEM	CD	
\$NLA(RCN)	\$190	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	+	USF	L	UP-STRY FIN	10,194	1920	178.82	1,822,938	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BAS AREA	680	1920	178.82	121,601	INTERIOR	A	
				ROOF COVER	1	ASPHALT SHINGLE	1.00	G	BAS	L	BAS AREA	905	1920	178.82	161,836	CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00	H	WDK	N	ATT WOOD DECK	216		44.71	9,657			
				INT. FINISH	2	DRYWALL	1.00	I	CAN	N	CANOPY	475		48.40	22,988			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	J	ATF	N	FINISHED ATTIC	1,360		147.09	200,045			
				FUEL SOURCE	2	GAS	1.00	+	OPA	N	OPEN PORCH	534		64.53	34,456			
				LOCATION	5	STAND ALONE	1.00	+	USF	L	UP-STRY FIN	138	1920	178.82	24,677			
				FLOOR	8	MULTI LEVEL	1.00	S	EPA	N	ENCL PORCH	45		117.31	5,279			
				VIEW	5	GOOD	1.05	T	ENT	N	ENCL ENTRY	64		117.30	7,508			
				NET ADJ CODE	0		1.00	ELV	O	O	ELEVATOR	1		17,573.60	17,574			
																EFF.YR/AGE	1960 / 62	
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$4,045,300	