

Key: 7972

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.643

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BULMAN MICHAEL T TR PO BOX 20 SCITUATE, MA 02066				50-7-1-0				206 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BULMAN MICHAEL T TR				12/22/2010	O	400,000	39444-315				
NOBLE CORPORATION				01/01/1975	QS		4038-749				
NOBLE JOAN G AND ROGER R				01/01/1969	QS	28,000	3445-635				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-239	05/09/2014	3	ALTERATIONS	15,000	07/01/2014	ROM	100	100
14-239	05/09/2014	3	ALTERATIONS	15,000	08/10/2015	SJ	100	100
10-589	12/10/2010	2	ADDITIONS	20,000	05/03/2011	DF	100	100
10-589	12/10/2010	3	ALTERATIONS	20,000	08/22/2012	SJ	100	100

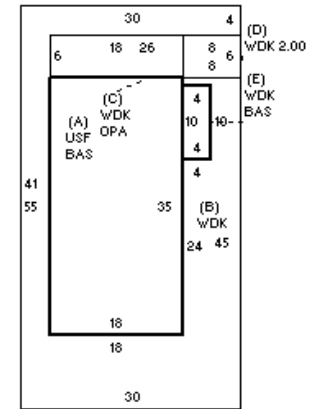
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	6,600	C08 1.00	100	1.00	100	1.00	843,990	3.54	100	C08 2.10	452,350

TOTAL	6,600 SF	ZONING	NOT E	FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	8			LAND		452,400	432,900	
Inf1	FACTOR 100			BUILDING		251,100	242,800	
Inf2	PHY 100			DETACHED		73,400	66,700	
				OTHER		0	0	
				TOTAL		776,900	742,400	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 1710 S/F DOC	1941	66,700	1.10	73,400



BUILDING	CD	ADJ	DESC	MEASURE	12/20/2021	PJK
MODEL	5		CIM-5	LIST	3/17/2011	DF
STYLE	39	0.82	RESTAURANT [52%]	REVIEW	7/3/2014	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
LUCKY FINN CAFE/FREEDOM BOAT CLUB

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,300	DETAIL ADJ	0.831
\$NLA(RCN)	\$230	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1	1.00
% HEATED		100	1.00
% AIR COND		50	1.02
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	1.05
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	630	1920	209.54	132,010
A	USF	L	UP-STRY FIN	630	2010	209.54	132,010
+	WDK	N	WOOD DECK	1,068		22.00	23,496
C	OPA	N	OPEN PORCH	108		28.00	3,024
E	BAS	L	BASE AREA	40	2014	209.55	8,382

TOTAL RCN	298,922
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	A
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$251,100