

Key: 7974

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.645

LEGAL LAND

CURRENT OWNER		PARCEL ID		LOCATION	
COLLINS WALTER W TRUSTEE 17 WOODY NOOK PLYMOUTH, MA 02360		50-7-3-0		190-194 FRONT ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COLLINS WALTER W TRUSTEE		02/03/1999	QS	550,000	17120-184
HARBORVIEW REST INC		05/17/1988	XX	8455-187	
NICHOLS STRATTON & SAMARA		01/01/1958	XX	2574-164	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3260	100	RESTAURANTS			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
120342	06/20/2012	3	ALTERATIONS	8,000	08/12/2013	SJ	100 100
SS09-PLAN		6	CYCL GROWTH		05/03/2011	DF	100 100
		5	SPLIT/SUB/LA		12/05/2008	ER	100 100
		7	OTHERS		04/23/2008		100 100

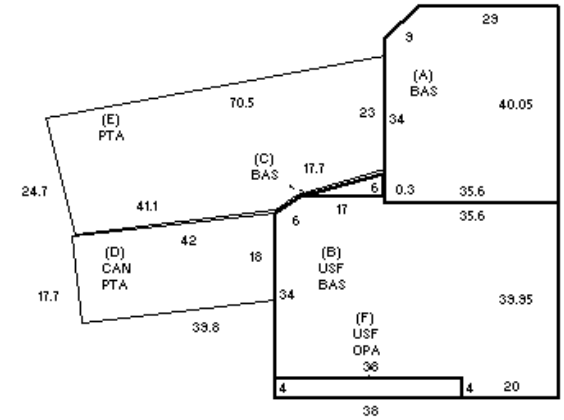
LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	25,500	C08 1.00	100	1.00	843,990	1.43	100	1.00	C08 2.10		704,300

TOTAL	25,500 SF	ZONING	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Ngh	8	NOTE			LAND	704,300	674,000
Inf1	FACTOR 100		BUILDING	826,400	789,200		
Inf2	PHY 100		DETACHED	44,600	41,000		
			OTHER	0	0		
					TOTAL	1,575,300	1,504,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SW2	E	1.80 20 0.80			48	65.52	2,500
CLR	V	1.50 20 0.80	10X16		160	75.75	9,700
S/V	A	1.00 20 0.80	DOCK		36,800	1.10	32,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/20/2021	PJK
MODEL	5		CIM-5	LIST	5/3/2011	DF
STYLE	39	0.82	RESTAURANT [61%]	REVIEW	3/17/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [76%]			

BLDG COMMENTS
T K O'MALLEY'S

BUILDING

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	983,857		
NET AREA	5,967	DETAIL ADJ	0.863	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,406	1920	157.87	221,971	CONDITION ELEM	CD		
\$NLA(RCN)	\$165	OVERALL	1.000	EXT. COVER	7	STUCCO	1.00	B	BAS	L	BASE AREA	2,184	1920	157.87	344,797	EXTERIOR	V		
				ROOF SHAPE	4	FLAT/SHED	0.98	B	USF	L	UP-STRY FIN	2,184	1920	157.87	344,797	INTERIOR	V		
				ROOF COVER	11	MEMBRANE	1.02	C	BAS	L	BASE AREA	41	1920	157.88	6,473	CDN/APP	V		
				FLOOR COVER	3	W/W CARPET	1.00	+	PTA	N	PATIO	2,430		7.20	17,496				
				INT. FINISH	1	PLASTER	1.04	D	CAN	N	CANOPY	728		26.40	19,219				
				HEATING/COOL	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	152		33.60	5,107				
				FUEL SOURCE	1	OIL	1.00	F	USF	L	UP-STRY FIN	152	1920	157.88	23,997				
																		EFF.YR/AGE	2006 / 16
																		COND	16 16 %
																		FUNC	0
																		ECON	0
																		DEPR	16 % GD 84
																		RCNLD	\$826,400