

Key: 7980

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.650

LEGAL

LAND

DETACHED

BUILDING

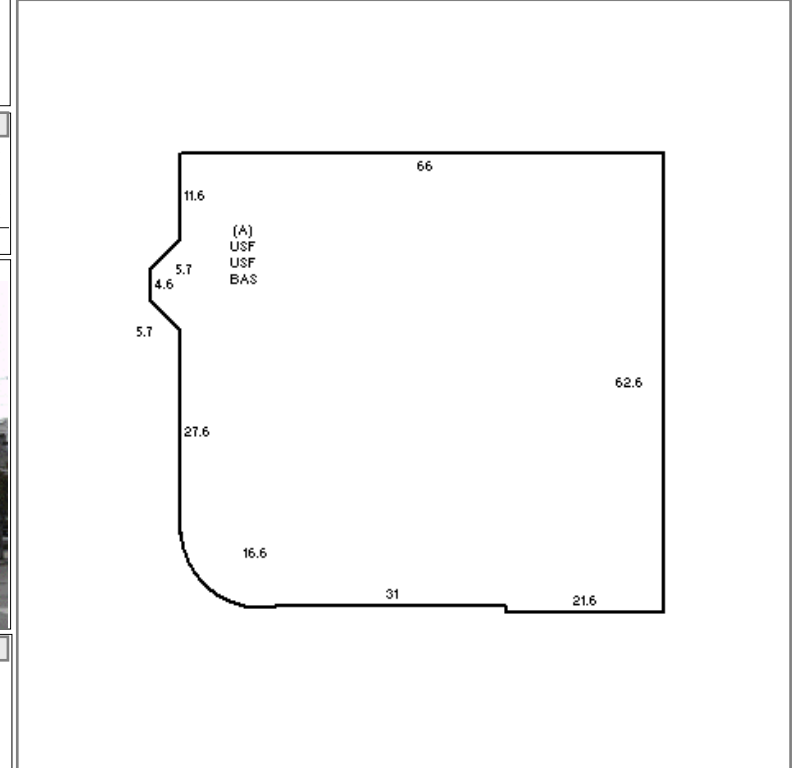
CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE HARBOR DEVEL LLC C/O RICHARD WARNER PO BOX 250 WENTWORTH, NH 03282-0250				50-7-9-0				132 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCITUATE HARBOR DEVEL LLC				06/13/2002	B	2,066,767		22250-345			
FIRST PARISH ROAD CO INC				11/24/1982	QS	5249-153		4100-662			
THE WELCH COMPANY				01/01/1976	XX	4100-662					

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	%
19-355	05/15/2019	3	ALTERATIONS	20,000	08/20/2019	JD	100	100
		1	NEW CONST		04/18/2007	SJ	100	100
		1	NEW CONST		08/14/2006		70	100
03-632	10/14/2003	4	DEMO		09/21/2004	SJ	100	100
		1	NEW CONST				70	70

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

TOTAL	SF	ZONING	FRNT	44	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE			LAND	0	0
Inf1		MASTER DEED AMEND			BUILDING	2,818,600	2,394,500
Inf2					DETACHED	0	0
					OTHER	0	0
					TOTAL	2,818,600	2,394,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
PART OF MILL WHARF PLAZA
THE WELCH CO/EXPRESSIONS CRAFTS & FINE
ARTS/DESIGN LOFT/ VIOLANDI & WARNER
/OFFICES

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	11		CI CONDO	LIST	4/29/2011	DF
STYLE	8	1.14	CONDO-RTL [67%]	REVIEW	8/20/2019	JD
QUALITY	V	1.45	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2004	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,936.043
NET AREA	12,297	DETAIL ADJ	2.072	COMPLEX	76	WELCH CO. CONDO	1.70	A	BAS	L	BAS AREA	4,099	2004	236.88	970,959	CONDITION ELEM	CD
\$NLA(RCN)	\$239	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	4,099	2004	236.88	970,959	EXTERIOR	A
				ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	4,099	2004	236.88	970,959	INTERIOR	G
				ROOF COVER	11	MEMBRANE	1.00		ELV	O	ELEVATOR	1		23,165.20	23,165	CDN/APP	A
				FLOOR COVER	1	HARDWOOD	1.01										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	9	WARM/COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				LOCATION	5	STAND ALONE	1.00										
				FLOOR	8	MULTI LEVEL	1.00										
				VIEW	5	GOOD	1.05										
				NET ADJ CODE	0		1.00										
																EFF.YR/AGE	2008 / 14
																COND	4 4 %
																FUNC	0
																ECON	0
																DEPR	4 % GD 96
																RCNLD	\$2,818,600