

Key: 7983

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.652

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------------|--|------------------|--|--|--|
| 116-118 FRONT ST REALTY LLC 10 TREADWAY STREET, UNIT 1 BOSTON, MA 02125 | | | | 50-7-13-0 | | | | 116-118 FRONT ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| 116-118 FRONT ST REALTY L | | | | 10/09/2019 | B | 930,000 (129266) | | | | | |
| BOMBACE CHRISTINE TR | | | | 02/15/2018 | F | 1 (111996) | | | | | |
| BOMBACE CHRISTINE & THOMA | | | | 05/19/2008 | C | 900,000 (111996) | | | | | |

| CLASS | CLASS% | DESCRIPTION | | BN ID | BN | CARD | |
|----------|------------|-------------|-------------|---------|------------|---------|---------|
| 3260 | 100 | RESTAURANTS | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 13-635 | 09/17/2013 | 3 | ALTERATIONS | 11,990 | 07/01/2014 | ROM | 100 100 |
| 2005-264 | 05/25/2005 | 6 | CYCL GROWTH | 600,000 | 04/29/2011 | DF | 100 100 |
| | | 2 | ADDITIONS | | | 100 100 | |

LAND

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|-----------|------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 103 | S | 2,286 C06 | 1.00 | 100 | 1.00 | 100 | 1.00 | 462,185 | 7.26 | 100 | C06 | 1.15 | 176,030 |

| TOTAL | 2,286 SF | ZONING | FRNT | 54 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | 6 | NOTE | LAND | 176,000 | 168,500 | | |
| Inf1 | FACTOR 100 | | BUILDING | 612,900 | 585,200 | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | TOTAL | 788,900 | 753,700 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/21/2021 | PJK |
|----------|----|------|-------------------|---------------|------------|-----|
| MODEL | 5 | | CIM-5 | LIST | 4/29/2011 | DF |
| STYLE | 39 | 0.80 | RESTAURANT [50%] | REVIEW | 7/3/2014 | MR |
| QUALITY | E | 1.50 | EXCELLENT [100%] | BLDG COMMENTS | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | RIVA/ OFFICES | | |

BUILDING

| YEAR BLT | 1905 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 696,426 | | | | | | | | | | | | | | | |
|------------|-----------|------------|-------|--|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|----------------|---------|------------|-----------|--|------|----|------|------|---|--|------|---|--|------|----|---------|
| NET AREA | 3,368 | DETAIL ADJ | 0.776 | FOUNDATION | 2 | SLAB | 1.00 | A | BAS | L | BASE AREA | 1,684 | 1905 | 202.31 | 340,683 | CONDITION ELEM | CD | | | | | | | | | | | | | | | |
| \$NLA(RCN) | \$207 | OVERALL | 1.000 | EXT. COVER | 10 | VERT. BOARD | 1.00 | A | USF | L | UP-STRY FIN | 1,684 | 1905 | 202.31 | 340,683 | EXTERIOR | V | | | | | | | | | | | | | | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | PTA | N | PATIO | 1,160 | | 9.00 | 10,440 | INTERIOR | V | | | | | | | | | | | | | | | |
| | | | | ROOF COVER | 1 | ASPH/CMP SHIN | 1.00 | B | CAN | N | CANOPY | 140 | | 33.00 | 4,620 | CDN/APP | E | | | | | | | | | | | | | | | |
| | | | | FLOOR COVER | 3 | W/W CARPET | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | HEATING/COOL | 1 | FORCED AIR | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>EFF.YR/AGE</th> <th colspan="2">2010 / 12</th> </tr> </thead> <tbody> <tr> <td>COND</td> <td>12</td> <td>12 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>12</td> <td>% GD 88</td> </tr> </tbody> </table> | | | | | | | | | | | | | | EFF.YR/AGE | 2010 / 12 | | COND | 12 | 12 % | FUNC | 0 | | ECON | 0 | | DEPR | 12 | % GD 88 |
| EFF.YR/AGE | 2010 / 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| COND | 12 | 12 % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FUNC | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ECON | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPR | 12 | % GD 88 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>RCNLD</th> <th>\$612,900</th> </tr> </thead> </table> | | | | | | | | | | | | | | RCNLD | \$612,900 | | | | | | | | | | | | | |
| RCNLD | \$612,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

