

Key: 7985

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.654

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PRIESTIA, ROCCO TR 70 DOWNER AVE HINGHAM, MA 02043				50-7-15-0				108-110 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
PRIESTIA, ROCCO TR				04/15/2008	F	35851-30					
EPG SCITUATE LLC				05/19/2004	C	-100 28244-341					
PRESTIA ROCCO TR				01/02/2004	C	270,000 27328-80					

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	%
04-037	01/20/2004	3	ALTERATIONS	100,000	09/24/2004		100	100

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

TOTAL	SF	ZONING	FRNT	28	ASSESSED	CURRENT	PREVIOUS
Ngh		NOTE EPG SCITUATE CONDO/MASTER DEED 2004			LAND	0	0
Inf1			BUILDING	789,500	663,000		
Inf2			DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>	<b>789,500</b>	<b>663,000</b>		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS  
DUNKIN DONUTS/ROCCO'S BARBERSHOP UNIT 2

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	11		CI CONDO	LIST	4/29/2011	DF
STYLE	8	1.14	CONDO-RTL [100%]	REVIEW	3/1/2011	DF
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1936	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,430	DETAIL ADJ	2.155	COMPLEX	76	WELCH CO. CONDO	1.70	A	BAS	L	BAS AREA	2,430	1936	377.80	918,058
\$NLA(RCN)	\$378	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05								
CAPACITY			UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98							
STORIES	1	1.00	ROOF COVER	11	MEMBRANE	1.00									
ROOMS	0	1.00	FLOOR COVER	5	CERAMIC TILE	1.05									
BEDROOMS	0	1.00	INT. FINISH	2	DRYWALL	1.00									
BATHROOMS	0	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03									
UNITS	0	1.00	FUEL SOURCE	2	GAS	1.00									
HALFBATHS	0	1.00	LOCATION	2	INTERIOR UNIT	1.00									
FIXTURES	0	1.00	FLOOR	1	1ST FLOOR	1.00									
% OWN	20	1.00	VIEW	4	AVERAGE	1.00									
			NET ADJ CODE	0		1.00									

TOTAL RCN	918,058	
CONDITION ELEM	CD	
EXTERIOR		G
INTERIOR		G
CDN/APP		G
EFF.YR/AGE	1977 / 45	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$789,500	

(A)  
BAS  
30  
27