

Key: 7987

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.655

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
EPG SCITUATE HARBOR LLC 13 HOLLY AVE CAMBRIDGE, MA 02138				50-7-17-0				100-106 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EPG SCITUATE HARBOR LLC				05/19/2005	F	30555-163					
EPG SCITUATE, LLC				06/01/2004	B	1 (105445)					
INTERIM REALTY TRUST				05/09/1986	QS	73203-N/A					

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	%
18-629	09/13/2018	3	ALTERATIONS	12,560	03/21/2019	JD	100	100
17-119	03/30/2017	3	ALTERATIONS	42,700	08/07/2017		100	100
		7	OTHERS		09/26/2006		100	100


CD	T	AC/SF/UN	NgH	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

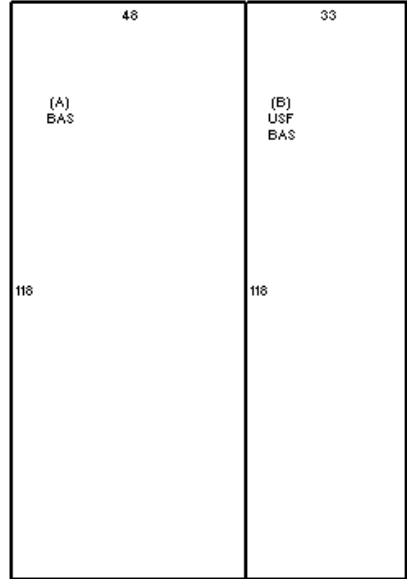
TOTAL	SF	ZONING	FRNT	92	ASSESSED	CURRENT	PREVIOUS
NgH		N O T E			LAND	0	0
Infl1		EPG SCITUATE CONDO/ MASTER DEED			BUILDING	2,721,500	2,390,300
Infl2		2004-.AMMENDMENT 2006/AREA CHANGE			DETACHED	0	0
					OTHER	0	0
					<b>TOTAL</b>	<b>2,721,500</b>	<b>2,390,300</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/03/2010





BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	11		CI CONDO			
STYLE	8	1.14	CONDO-RTL [100%]	LIST	3/21/2019	JD
QUALITY	V	1.45	VERY GOOD [100%]	REVIEW	3/18/2011	DF
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	13,452	DETAIL ADJ	1.956	COMPLEX	76	WELCH CO. CONDO	1.70	+	BAS	L	BAS AREA	9,558	1947	223.07	2,132,125
\$NLA(RCN)	\$225	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	USF	L	UP-STRY FIN	3,894	1947	223.07	868,643
				ROOF SHAPE	4	FLAT/SHED	0.98		ELV	O	ELEVATOR	1		23,165.20	23,165
				ROOF COVER	11	MEMBRANE	1.00								
				FLOOR COVER	3	W/W CARPET	1.00								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								
				LOCATION	1	END UNIT	1.00								
				FLOOR	8	MULTI LEVEL	1.00								
				VIEW	4	AVERAGE	1.00								
				NET ADJ CODE	0		1.00								

TOTAL RCN	3,023,933	
CONDITION ELEM	CD	
EXTERIOR	V	
INTERIOR	G	
CDN/APP	G	
EFF. YR/AGE	1989 / 33	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$2,721,500	