

Key: 7988

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.656

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BULMAN CAROL C & JOHN H TRS C/O CAROL C BULMAN 183 COLUMBIA ROAD HANOVER, MA 02339				50-7-18-0				80-88 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BULMAN CAROL C & JOHN H T				03/11/2021	F		(101068)				
CONWAY JOHN E & PATRICIA				04/10/2002	QS	100	(101068)				
CONWAY JOHN E & PATRICIA				01/01/1969	QS		43227-				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17-823	12/28/2017	3	ALTERATIONS	23,400	07/30/2018	JD	100	100
14-095	03/04/2014	3	ALTERATIONS	10,000	07/01/2014	ROM	100	100
13-127	03/22/2013	3	ALTERATIONS	6,200	08/12/2013	SJ	100	100
12-131	03/19/2012	3	ALTERATIONS	3,500	08/22/2012	SJ	100	100
		3	ALTERATIONS		08/11/2009	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	18,720	C05 1.00	100	1.00	100	1.00	401,900	1.75	100	1.00	C05 1.00	302,690

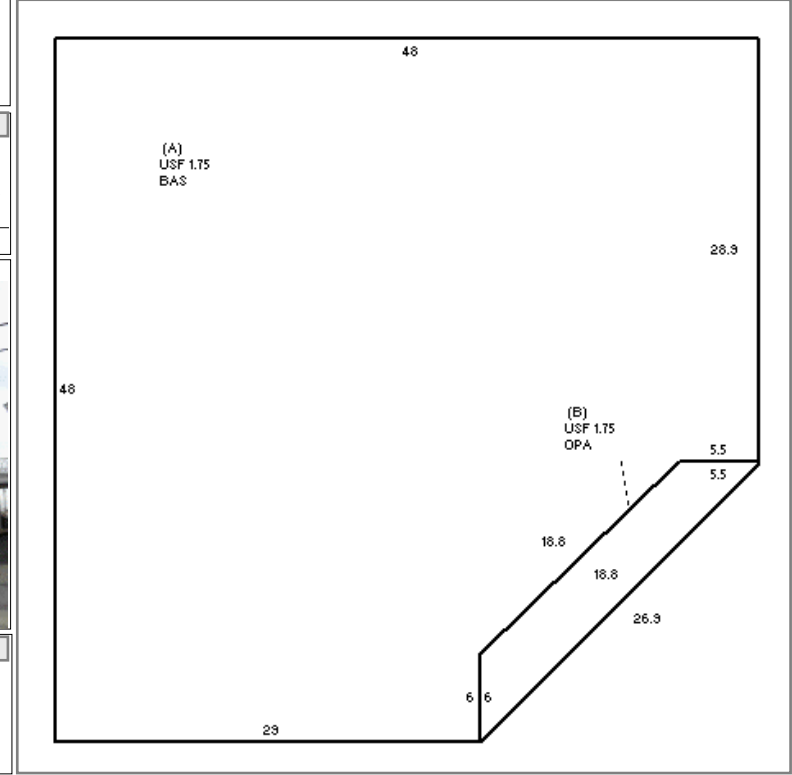
TOTAL	18,720 SF	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE	LAND	302,700	289,700		
Inf1	FACTOR 100		BUILDING	773,000	738,000		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	3,216,400	3,099,600		
			TOTAL	4,292,100	4,127,300		

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	20	0.76	OFFICE BUILDING [100%]	REVIEW	7/3/2014	MR
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS		
CONWAY BUILDING A		



YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,747	DETAIL ADJ	0.829	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$164	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				FLOOR COVER	3	W/W CARPET	1.00
				INT. FINISH	2	DRYWALL	1.00
				HEATING/COOL	11	HOT WT/COOL AIR	1.02
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	942,661
A	BAS	L	BASE AREA	2,030	1977	152.62	309,813	CONDITION ELEM	CD
+	USF	L	UP-STRY FIN	3,717	1977	152.62	567,278	EXTERIOR	G
B	OPA	N	OPEN PORCH	94		33.60	3,158	INTERIOR	G
	ELV	O	PASSGR. ELEV.	1		62,412.00	62,412	CDN/APP	G

EFF. YR/AGE	2004 / 18
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$773,000

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CURRENT OWNER		PARCEL ID	LOCATION			
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
3400	100	GEN OFFICE BLDG				2	2 of 4
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

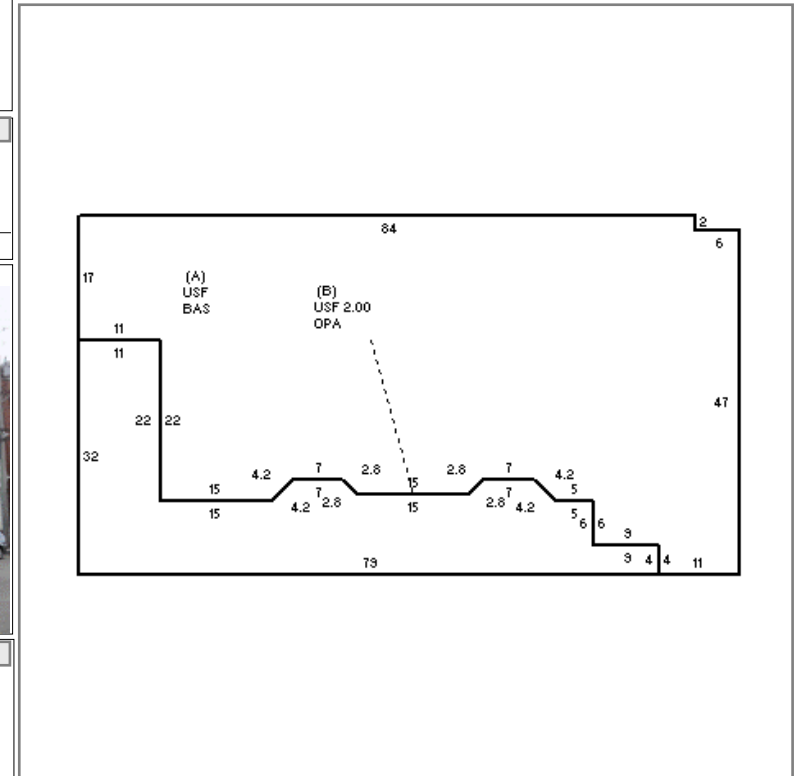
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	1,151,700	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	4/29/2011	DF
STYLE	20	0.78	OFFICE BUILDING [62%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
1ST-RETAIL
OFFICES UPPR

G

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,339,131		
NET AREA	8,796	DETAIL ADJ	0.820	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,346	2008	141.13	472,218	CONDITION ELEM	CD		
\$NLA(RCN)	\$152	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	5,450	2008	141.13	769,154	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	1,052		33.60	35,347	INTERIOR	A		
				ROOF COVER	1	ASPH/CMP SHIN	1.00		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412	CDN/APP	A		
				FLOOR COVER	3	W/W CARPET	1.00												
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	11	HOT WT/COOL AIR	1.02												
				FUEL SOURCE	2	GAS	1.00												
																		EFF. YR/AGE	2008 / 14
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$1,151,700

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CURRENT OWNER				PARCEL ID				LOCATION			
BULMAN CAROL C & JOHN H TRS C/O CAROL C BULMAN 183 COLUMBIA ROAD HANOVER, MA 02339				50-7-18-0				80-88 FRONT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%


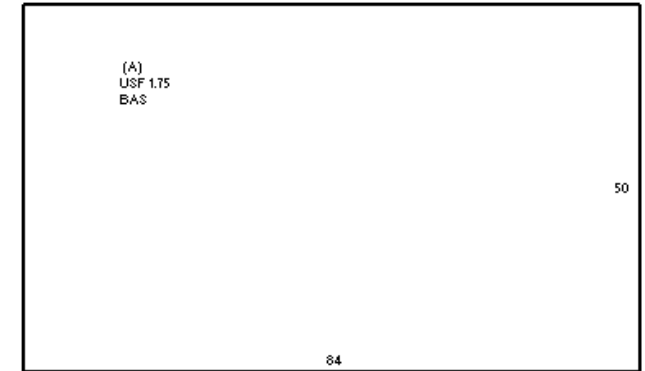
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	1,275,500	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

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	5		CIM-5	LIST	4/29/2011	DF
STYLE	20	0.78	OFFICE BUILDING [64%]	REVIEW	3/18/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	11,550	DETAIL ADJ	0.849	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,200	1970	141.58	594,644
\$NLA(RCN)	\$142	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	7,350	1970	141.58	1,040,627
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	2.75		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00								
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	0		1.00	HEATING/COOL	11	HOT WT/COOL AIR	1.02								
				FUEL SOURCE	2	GAS	1.00								

BLDG COMMENTS	
BLDG C RETAIL IST OFFICE UPPR	
TOTAL RCN	1,635,271
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	1999 / 23
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$1,275,500

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LEGAL

LAND

DETACHED

BUILDING

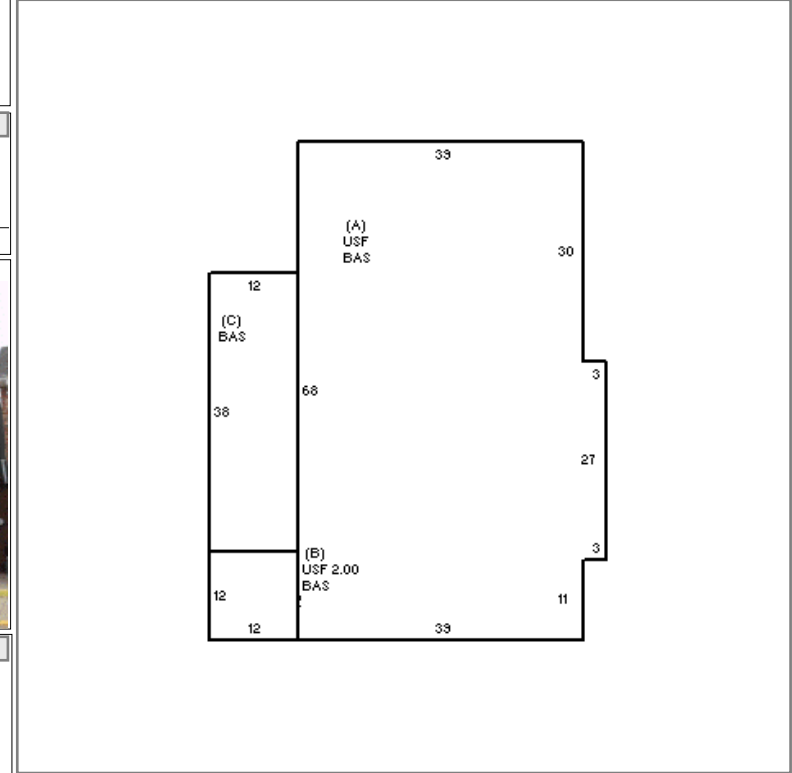
CURRENT OWNER		PARCEL ID	LOCATION		
BULMAN CAROL C & JOHN H TRS C/O CAROL C BULMAN 183 COLUMBIA ROAD HANOVER, MA 02339		50-7-18-0	80-88 FRONT ST		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	789,200	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK	BLDG COMMENTS
MODEL	5		CIM-5	LIST	4/29/2011	DF	BLDG D
STYLE	31	0.81	STORE [100%]	REVIEW	3/18/2011	DF	RETAIL 1ST
QUALITY	V	1.20	VERY GOOD [100%]				OFFICES UPPR
FRAME	2	1.00	MASONRY [100%]				

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	962,411		
NET AREA	6,354	DETAIL ADJ	0.838	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	3,333	1977	151.47	504,834	CONDITION ELEM	CD		
\$NLA(RCN)	\$151	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05	+	USF	L	UP-STRY FIN	3,021	1977	151.47	457,577	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00											INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00											CDN/APP	G
				FLOOR COVER	2	SOFTWOOD	0.95											EFF.YR/AGE	2004 / 18
				INT. FINISH	2	DRYWALL	1.00											COND	18 18%
				HEATING/COOL	11	HOT WT/COOL AIR	1.02											FUNC	0
				FUEL SOURCE	2	GAS	1.00											ECON	0
																	DEPR	18 % GD 82	
																	RCNLD	\$789,200	