

Key: 7996

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.668

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOUTH SHORE REAL ESTATE INVESTORS, LLC 3570 KEITH ST NW CLEVELAND, TN 37312				53-3-2-0				309 DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUTH SHORE REAL ESTATE				11/03/2014	B	13,786,103	44908-342				
HCRI MASSACHUSETTS PROP.I				12/27/2005	B	8,500,000	31971-292				
LIFE CARE CTR OF SO SHORE				10/05/1994	QS	3,876,200	13188-335				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3040	100	NURSING HOME				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19-387	05/28/2019	3	ALTERATIONS	31,152	08/21/2019	JD	100	100
14-250	05/12/2014	3	ALTERATIONS	16,870	07/01/2014	ROM	100	100
10-368	08/22/2010	1	NEW CONST	30,000	05/04/2011	DF	100	100
		6	CYCL GROWTH		01/16/2004	PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	65,340	C03 1.00	100	1.00	301,425	1.00	100	1.00	C03	0.75	452,140
203	A	3,460	C03 1.00	100	1.00	150,750	1.00	100	1.00	C03	0.75	521,600

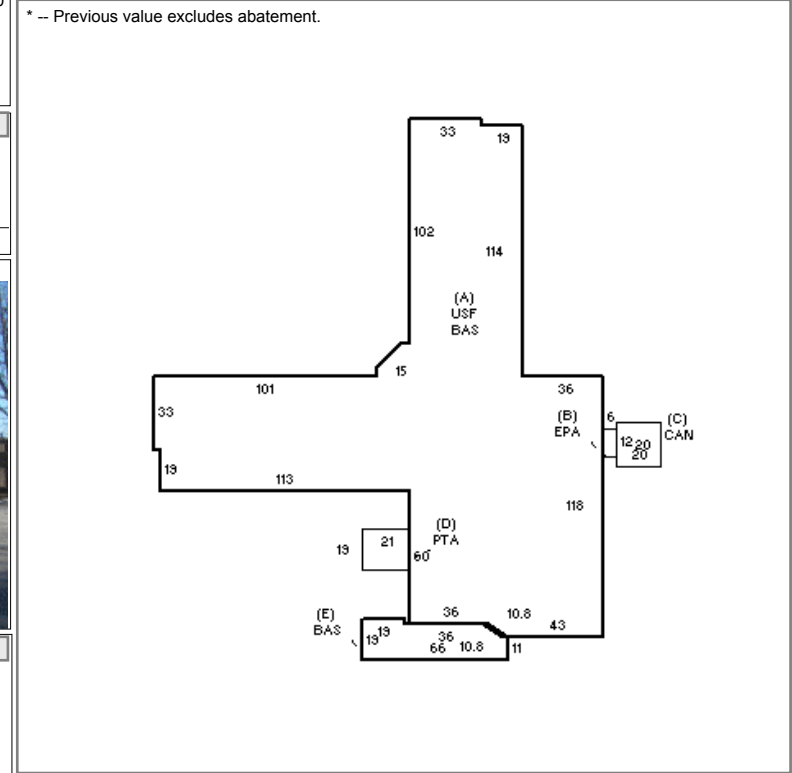
TOTAL	4.960 Acres		ZONING	FRNT	447	ASSESSED	CURRENT	PREVIOUS
Ngh	3		C/W 5B N O T E			LAND	973,700	933,300
Inf1	FACTOR 100			BUILDING	3,867,800	4,536,400		
Inf2	PHY 100			DETACHED	121,900	105,700		
				OTHER	0	0		
TOTAL				TOTAL	4,963,400	5,575,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	40 0.60		30,000	3.40	61,200
LH1	A	1.00	50 0.50		9	1,530.70	6,900
C04	A	1.00	50 0.50		320	14.00	2,200
W06	A	1.00	50 0.50		200	12.30	1,200
SHF	G	1.20	30 0.70 8X16		128	16.40	1,500
SW2	E	1.80	30 0.70 4X7		28	65.52	1,300
SHM	G	1.20	30 0.70 8X10		80	12.43	700
GZB	A	1.00	30 0.70 14X20		280	29.20	5,700
GZB	S	2.50	10 0.90	2011	224	76.90	15,500
GZB	S	2.50	10 0.90	2011	420	67.90	25,700



BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5			
STYLE	78	0.95	NURSING HOME [100%]	LIST	3/20/2019	JD
QUALITY	G	1.10	GOOD [100%]	REVIEW	8/21/2019	JD
FRAME	1	1.00	WOOD FRAME [98%]			

BLDG COMMENTS
LIFE CARE CENTER OF THE SOUTH SHORE



YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	45,745	DETAIL ADJ	0.940	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	22,312	1976	132.51	2,956,545
\$NLA(RCN)	\$134	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	A	USF	L	UP-STRY FIN	22,312	1976	132.51	2,956,545
				ROOF SHAPE	4	FLAT/SHED	0.98	B	EPA	N	ENCL PORCH	72		40.69	2,930
				ROOF COVER	10	METAL	1.00	C	CAN	N	CANOPY	400		24.20	9,680
				FLOOR COVER	4	TILE	0.98	D	PTA	N	PATIO	399		6.60	2,633
				INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	1,121	1995	132.51	148,543
				HEATING/COOL	11	HOT WT/COOL AIR	1.02		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	6,139,288	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	F	
EFF.YR/AGE	1980 / 42	
COND	33 33 %	
FUNC	0	
ECON	4 VCL	
DEPR	37 % GD	63
RCNLD	\$3,867,800	