

Key: 7997

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.669

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FITTS MILL REALTY LLC P.O. BOX 700 SCITUATE, MA 02066				53-1-8-0				19 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
FITTS MILL REALTY LLC				01/20/2022	QS	1,100,000		56335-333			
ANDERSON INCORPORATED				01/01/1967	QS			3291-475			
FITTS JOHN S				01/01/1951	XX			2124-265			

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3160	100	WAREHOUSE			1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
22-23	01/20/2022	5	SPLIT/SUB/LA		03/04/2023	JD	100 100
16-361	07/16/2021	2	ADDITIONS	150,000	08/12/2021	JD	100 0
16-361	07/16/2021	2	ADDITIONS	150,000	08/02/2022	JD	100 0
16-361		2	ADDITIONS	150,000	07/28/2016	SJ	100 0
16-361	07/01/2016	2	ADDITIONS	150,000	08/09/2017	SJ	100 0

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	43,560	C03	1.00	100	1.00	100	1.00	301,425	1.00	100	0.75	301,430
203	A	1,000	C03	1.00	100	1.00	100	1.00	150,750	1.00	100	0.75	150,750
303	A	1,817	C03	1.00	100	1.00	100	1.00	14,850	1.00	100	0.75	26,980

TOTAL

TOTAL	3.817 Acres	ZONING	FRNT	805	ASSESSED	CURRENT	PREVIOUS
Ngh	3	N O T E Parent of 53-1-8-A	LAND	479,200	528,500		
Inf1	FACTOR 100		BUILDING	221,900	212,200		
Inf2	PHY 100		DETACHED	35,700	33,300		
			OTHER	306,500	345,900		
			TOTAL	1,043,300	1,119,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		500	16.70	4,200
TN3	A	1.00	50 0.50	3-15000 GAL	45,000	1.40	31,500



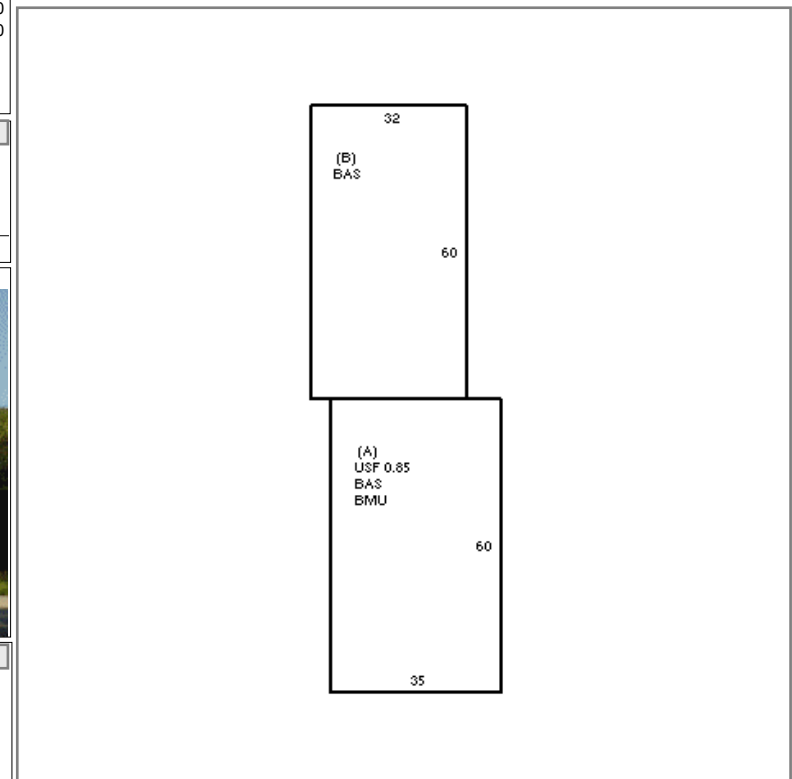
BLDG COMMENTS		
MEASURE	12/13/2021	PJK
LIST	5/5/2011	DF
REVIEW	8/2/2022	JD
HANSON GRAIN AT FITTS MILL		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	PJK
MODEL	5		CIM-5			
STYLE	56	0.55	WAREHOUSE [100%]	LIST	5/5/2011	DF
QUALITY	L	0.70	LOW COST [100%]	REVIEW	8/2/2022	JD
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,805	DETAIL ADJ	0.491	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$60	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00
CAPACITY				ROOF SHAPE	3	GAMBRELL	1.01
STORIES	2	ADJ	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95
% SPRINKLER	0		1.00	HEATING/COOL	1	FORCED AIR	1.00
				FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	2,100		19.60	41,160
A	BAS	L	BASE AREA	2,100	1920	52.65	110,565
A	USF	L	UP-STRY FIN	1,785	1950	52.65	93,980
B	BAS	L	BASE AREA	1,920	1950	52.65	101,088



BUILDING

TOTAL RCN	346,793	
CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		A
CDN/APP		A
EFF.YR/AGE	1977 / 45	
COND	36 36 %	
FUNC	0	
ECON	0	
DEPR	36 % GD	64
RCNLD	\$221,900	

Key: 7997

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.671

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FITTS MILL REALTY LLC P.O. BOX 700 SCITUATE, MA 02066				53-1-8-0				19 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3160	100	WAREHOUSE				3	3 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

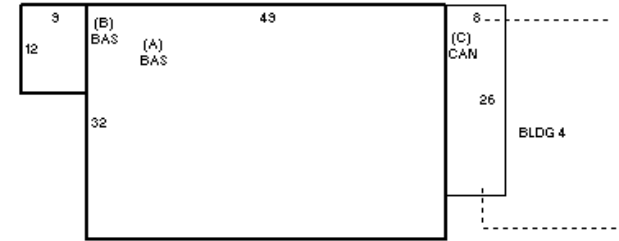
LAND

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

DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	36,000	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	PJK	BLDG COMMENTS
MODEL	5		CIM-5	LIST	5/5/2011	DF	NORTHERN OAK/LARSON PLUMBING & HEATING/CABINET SOURCE
STYLE	53	0.36	STORAGE [100%]	REVIEW	3/21/2011	DF	
QUALITY	M	0.51	MINIMAL [94%]				
FRAME	1	1.00	WOOD FRAME [94%]				

G

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	56,312	
NET AREA	1,676	DETAIL ADJ	0.280	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,568	1950	32.20	50,488	CONDITION ELEM CD		
\$NLA(RCN)	\$34	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BAS	L	BASE AREA	108	0	32.19	3,477	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	208		11.28	2,347	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A	
				FLOOR COVER	9	CONCRETE	0.95											
				INT. FINISH	6	MINIMUM	0.95											
				HEATING/COOL	13	NONE	0.95											
				FUEL SOURCE	8	NONE	1.00											
CAPACITY		UNITS	ADJ															
STORIES		1	1.00															
% HEATED		0	.95															
% AIR COND		0	1.00															
% SPRINKLER		0	1.00															
EFF.YR/AGE		1977 / 45																
COND		36	36 %															
FUNC		0																
ECON		0																
DEPR		36	% GD	64														
RCNLD		\$36,000																

Key: 7997

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.672

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FITTS MILL REALTY LLC P.O. BOX 700 SCITUATE, MA 02066				53-1-8-0				19 UNION ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3160	100	WAREHOUSE					4	4 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

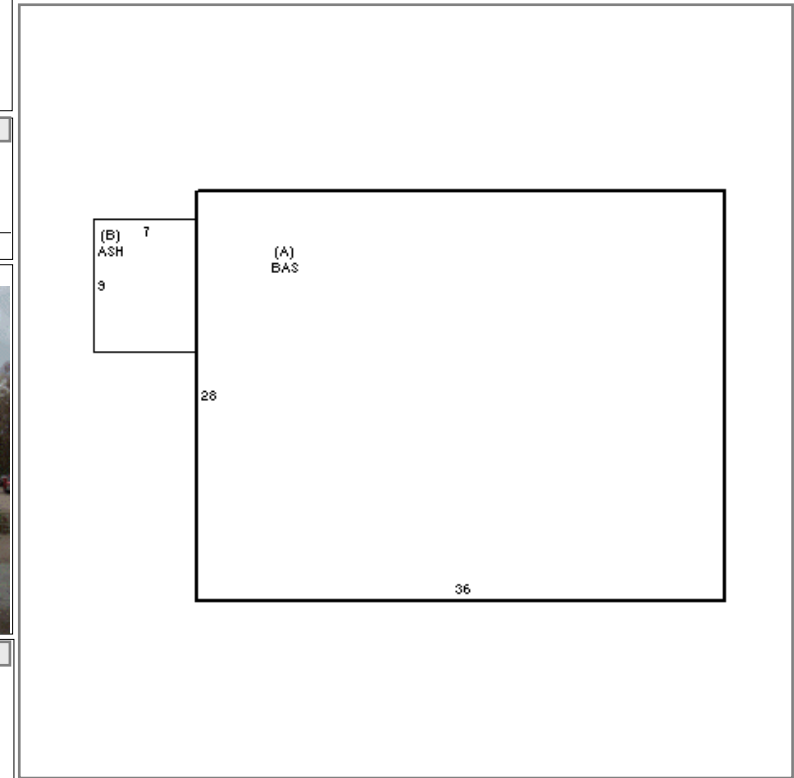
LAND

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	28,700	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/05/2011
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/13/2021	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	53	0.36	STORAGE [100%]	REVIEW	3/21/2011	DF
QUALITY	M	0.50	MINIMAL [100%]			
FRAME		1.00	[100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,008	DETAIL ADJ	0.301	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,008	1950	43.66	44,014
\$NLA(RCN)	\$44	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	ASH	N	ATT SHED	63		12.51	788
CAPACITY				ROOF SHAPE	1	GABLE	1.00								
STORIES	1	UNITS	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	0	ADJ	.95	FLOOR COVER	9	CONCRETE	0.95								
% AIR COND	0		1.00	INT. FINISH	6	MINIMUM	0.95								
% SPRINKLER	0		1.00	HEATING/COOL	12	WM/CL AIR SPLIT	1.01								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	44,802	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
CDN/APP	A	
EFF.YR/AGE	1977 / 45	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD	\$28,700	