

Key: 8000

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.677

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
SCITUATE LOBSTER POUND INC CRAIG KEEFE 86 VERNON RD SCITUATE, MA 02066		53-2-8-A		259 STOCKBRIDGE RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE LOBSTER POUND IN		10/12/2012	F	10	42087-63
SCITUATE LOBSTER POUND IN		10/01/2012	O	310,000	42030-236
LITCHFIELD FRANCIS M TR		02/23/2006	F	1	32255-96

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3250	100	SMALL RETAIL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13-843	12/18/2013	3	ALTERATIONS	21,500	07/01/2014	ROM	100 100
13-843	12/18/2013	3	ALTERATIONS	21,500	08/13/2015	SJ	100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	4,500	C02 1.00	100	1.00	100	1.00	341,615	4.58	100	1.00	C04 0.85	161,790

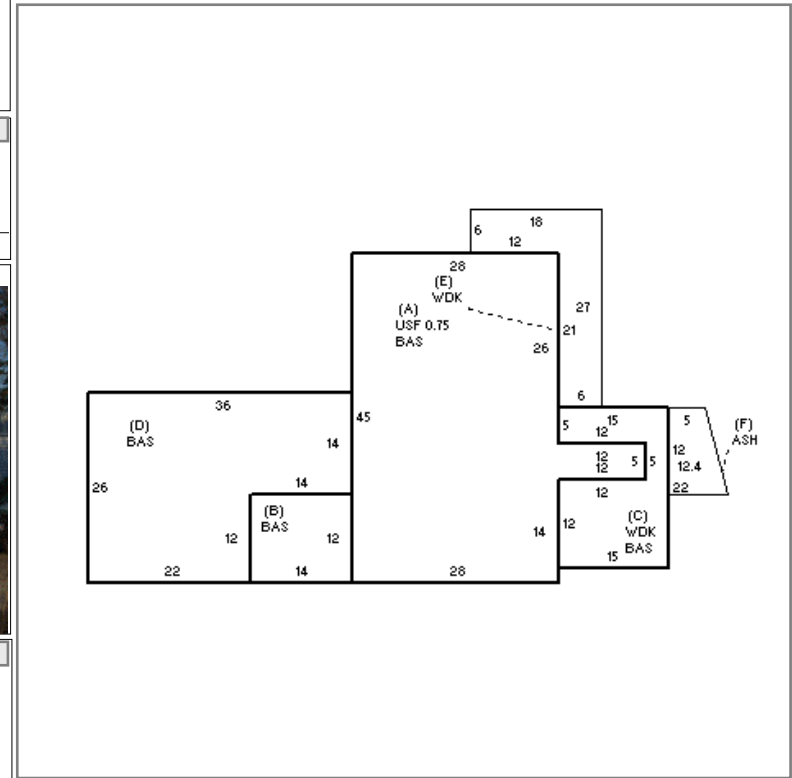
TOTAL	4,487 SF	ZONING		FRNT	401	ASSESSED	CURRENT	PREVIOUS
Ngh	2	NOTE	LAND	161,800	154,800			
Infl1	FACTOR 100		BUILDING	339,600	324,400			
Infl2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL				501,400	479,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
Milano's Pizzeria



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	7/1/2014	EST
STYLE	39	0.81	RESTAURANT [72%]	REVIEW	10/10/2022	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	499,460	
NET AREA	3,516	DETAIL ADJ	0.806	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,526	1930	138.35	349,460	CONDITION ELEM CD		
\$NLA(RCN)	\$142	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	990	1930	138.35	136,962	EXTERIOR	G	
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	504		22.00	11,088	INTERIOR	A	
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00	F	ASH	N	ATT SHED	78		25.00	1,950	CDN/APP	A	
% HEATED	100	1.00		FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE 1981 / 41		
% AIR COND	40	1.01		INT. FINISH	3	WOOD PANEL	1.05									COND	32 32 %	
% SPRINKLER	0	1.00		HEATING/COOL	1	FORCED AIR	1.00									FUNC	0	
				FUEL SOURCE	2	GAS	1.00									ECON	0	
																	DEPR	32 % GD 68
																RCNLD	\$339,600	