

Key: 8003

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.678

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CURRENT OWNER				PARCEL ID				LOCATION				
FULCRUM HARBOR LLC C/O EAST PORT REAL ESTATE SERV 107 AUDUBON RD 2-301 WAKEFIELD, MA 01880				53-3-4-0				56 NEW DRIFTWAY				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
FULCRUM HARBOR LLC				12/20/2017	QS	3,825,000	49324-27					
ATLANTIC-SCITUATE REALTY				11/21/2011	QS	3,363,400	40611-121					
DRIFTWAY MEDICAL LLC				10/14/2003	B	1,462,000	26791-181					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C05 1.00	100	1.00	100	1.00	462,185	1.00	100	C06 1.15	462,190
203	A	0.740	C05 1.00	100	1.00	100	1.00	231,150	1.00	100	C06 1.15	171,050

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
3420	100	MED OFFICE			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
C22-1043	10/04/2022	3	ALTERATIONS	675,209	06/01/2023	NC	100 100
C21-1485	11/23/2021	3	ALTERATIONS	16,750	08/02/2022	JD	100 100
19-689	09/12/2019	3	ALTERATIONS	106,000	07/28/2020	JD	100 100
18-404	06/21/2018	3	ALTERATIONS		07/12/2018	JD	100 100
16-501	09/01/2016	3	ALTERATIONS	66,000	08/09/2017	SJ	100 100

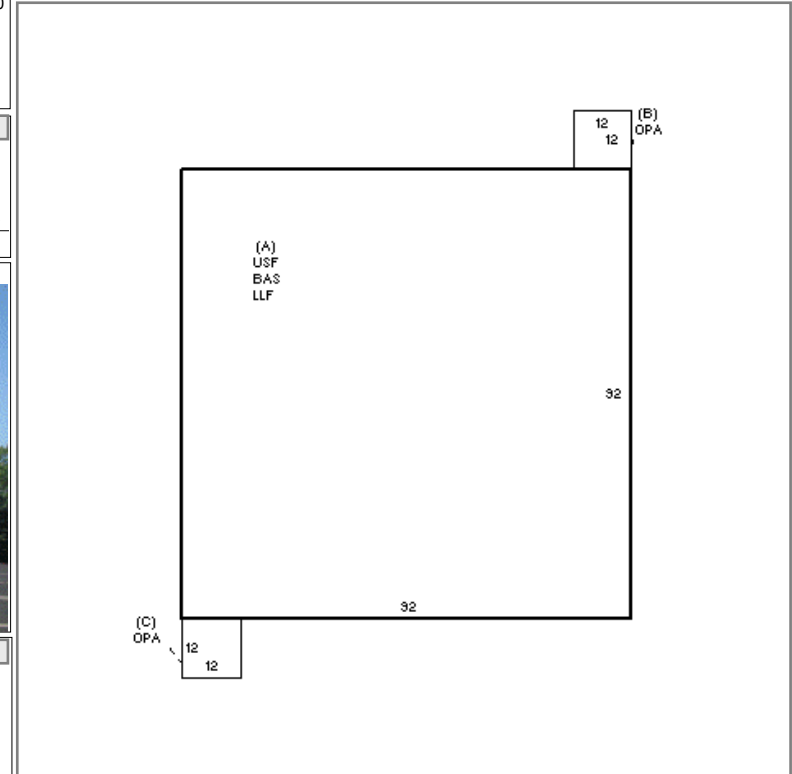
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TOTAL	1.740 Acres	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	5	N O T E			LAND	633,200	606,500
Inf1	FACTOR 100		BUILDING	4,016,600	3,871,100		
Inf2	PHY 100		DETACHED	50,500	47,600		
			OTHER	0	0		
			TOTAL	4,700,300	4,525,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		29,000	3.40	49,300
SW2	V	1.50	30 0.70 4X8		32	54.60	1,200



BLDG COMMENTS  
 HARBOR MEDICAL/SCITUATE PERIDONTICS/ADV  
 DENTAL ARTS/S HOFF DMD/BAY ST PHY  
 THERAPY/S LANE MD/SO SH WOMANS  
 HEALING/OBSTETRICS GYNECOLOGY



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BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/4/2011	DF
STYLE	25	1.14	MEDICAL OFC [100%]	REVIEW	6/27/2023	NC
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	25,392	DETAIL ADJ	1.161
\$NLA(RCN)	\$176	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
% HEATED	100	1.00	
% AIR COND	100	1.03	
% SPRINKLER	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	A	LLF	L	LOW-LEV FIN.	8,464	1974	153.87	1,302,362
EXT. COVER	3	ALUMINIUM	1.00	A	BAS	L	BASE AREA	8,464	1974	182.45	1,544,230
ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	8,464	1974	182.45	1,544,230
ROOF COVER	11	MEMBRANE	1.02	+	OPA	N	OPEN PORCH	288		33.60	9,677
FLOOR COVER	3	W/W CARPET	1.00		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	4,462,911	
CONDITION ELEM		CD
EXTERIOR		V
INTERIOR		V
CDN/APP		V
EFF.YR/AGE	2012 / 10	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$4,016,600	