

Key: **8024**

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.704

LEGALS

CURRENT OWNER					PARCEL ID				LOCATION			
MAPLE GARDENS LLC 118 CORNET STETSON RD SCITUATE, MA 02066					52-2-8-0				118 CORNET STETSON RD			
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)				
MAPLE GARDENS LLC					03/03/2021	U	600,000	54508-47				
SMEED SUSAN G TRUSTEE					11/01/2001	F	1	20825-21				
SMEED SUSAN G					10/31/2001	F	143,612	20825-4				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3180	100	COM GRNHSES				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-709	10/21/2013	3	ALTERATIONS	27,400	07/01/2014	ROM	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C04	1.00	100	341,615	1.00	100	1.00	C04	0.85	341,620
203	A	2,000	C04	1.00	100	170,850	1.00	100	1.00	C04	0.85	341,700
303	A	2,040	C04	1.00	100	16,830	1.00	100	1.00	C04	0.85	34,330

TOTAL	5.040 Acres	ZONING		FRNT	386	ASSESSED	CURRENT	PREVIOUS
Ngh	4	NOTE	LAND	717,700	686,800			
Inf1	FACTOR 100		BUILDING	57,300	54,700			
Inf2	PHY 100		DETACHED	4,500	4,400			
			OTHER	209,600	200,200			
			TOTAL	989,100	946,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C06	A	1.00	50 0.50		400	16.70	3,300
CAN	A	1.00	50 0.50	12X12	144	7.38	500
SW2	V	1.50	20 0.80	4X4	16	54.60	700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/14/2022	PJK
MODEL	5		CIM-5	LIST	1/14/2022	EST
STYLE	53	0.36	STORAGE [100%]	REVIEW	7/3/2014	MR
QUALITY	M	0.50	MINIMAL [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS
EVERY BLOOMING THING

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	178,948
NET AREA	8,000	DETAIL ADJ	0.308	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	8,000	1960	22.37	178,948		
\$NLA(RCN)	\$22	OVERALL	1.000	EXT. COVER	14	OTHER	1.00										
CAPACITY			UNITS	ADJ													
STORIES		1	1.00	ROOF SHAPE	8	OTHER	1.00										
% HEATED		100	1.00	ROOF COVER	9	OTHER	1.00										
% AIR COND		0	1.00	FLOOR COVER	9	CONCRETE	0.95										
% SPRINKLER		0	1.00	INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	1	OIL	1.00										
RCNLD																\$57,300	

CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	P	
CDN/APP	P	
EFF.YR/AGE	1955 / 67	
COND	58	58 %
FUNC	10	
ECON	0	
DEPR	68	% GD 32
RCNLD	\$57,300	

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Town of SCITUATE - Fiscal Year 2024

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LEGAL

LAND

DETACHED

BUILDING

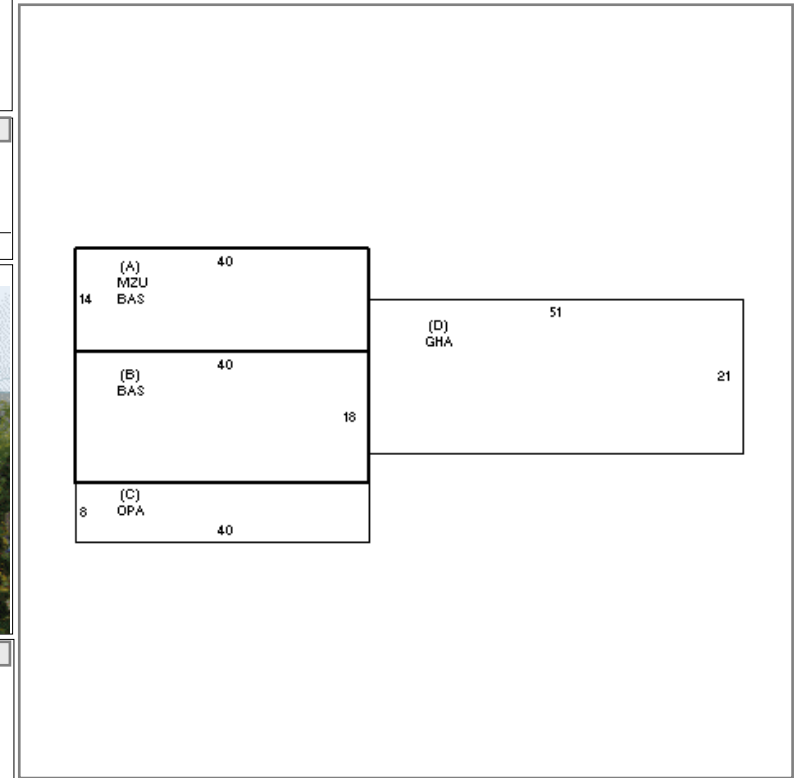
CURRENT OWNER				PARCEL ID				LOCATION			
MAPLE GARDENS LLC 118 CORNET STETSON RD SCITUATE, MA 02066				52-2-8-0				118 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3180	100	COM GRNHSES					2	2 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	65,900	
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		
MODEL	5		CIM-5	LIST		
STYLE	31	0.81	STORE [100%]	REVIEW	3/18/2011	DF
QUALITY	M	0.50	MINIMAL [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
THAT BLOOMIN PLACE

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,280	DETAIL ADJ	0.651	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	1,280	1950	82.85	106,050
\$NLA(RCN)	\$107	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	MZU	N	UNF MEZ	560		22.00	12,320
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	320		14.00	4,480
				ROOF COVER	1	ASPH/CMP SHIN	1.00	D	GHA	N	ATT GREENHOUSE	1,071		13.50	14,459
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	13	NONE	0.95								
				FUEL SOURCE	8	NONE	1.00								

TOTAL RCN	137,309	
CONDITION ELEM	CD	
EXTERIOR	F	
INTERIOR	F	
CDN/APP	F	
EFF.YR/AGE	1961 / 61	
COND	52	52 %
FUNC	0	
ECON	0	
DEPR	52	% GD 48
RCNLD	\$65,900	

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MAPLE GARDENS LLC 118 CORNET STETSON RD SCITUATE, MA 02066				52-2-8-0				118 CORNET STETSON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3180	100	COM GRNHSES				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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	77,200	
Infl1		BUILDING			
Infl2		DETACHED			
TOTAL			OTHER		

DETACHED

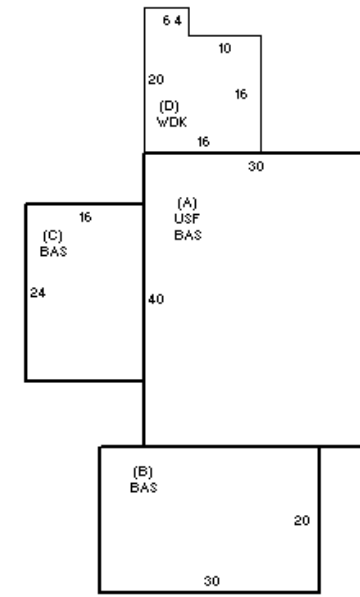
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
STORAGE

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	LIST
STYLE	53	0.36	STORAGE [100%]	5/12/2011 DF
QUALITY	L	0.70	LOW COST [100%]	REVIEW
FRAME		1.00	[100%]	3/18/2011 DF



G

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	120,654		
NET AREA	3,384	DETAIL ADJ	0.283	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	2,184	1960	34.38	75,086	CONDITION ELEM CD			
\$NLA(RCN)	\$36	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	1,200	1960	34.38	41,256	EXTERIOR	A		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	D	WDK	N	WOOD DECK	280		15.40	4,312	INTERIOR	A		
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00									CDN/APP	A		
% HEATED	0	.95		FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE 1977 / 45			
% AIR COND	0	1.00		INT. FINISH	6	MINIMUM	0.95									COND	36 36%		
% SPRINKLER	0	1.00		HEATING/COOL	13	NONE	0.95									FUNC	0		
																	ECON	0	
																	DEPR	36 % GD	64
																	RCNLD	\$77,200	

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LEGAL

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	
3180	100	COM GRNHSES				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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	66,500	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/12/2011
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL	5		CIM-5	LIST
STYLE	53	0.36	STORAGE [100%]	REVIEW
QUALITY	M	0.50	MINIMAL [100%]	
FRAME	1	1.00	WOOD FRAME [100%]	

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	10,000	DETAIL ADJ	0.314	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	10,000	1960	22.15	221,527
\$NLA(RCN)	\$22	OVERALL	1.000	EXT. COVER	14	OTHER	1.00								
CAPACITY				ROOF SHAPE	8	OTHER	1.00								
STORIES	1	UNITS	1.00	ROOF COVER	9	OTHER	1.00								
% HEATED	100	ADJ	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	1	OIL	1.00								

TOTAL RCN	221,527	
CONDITION ELEM	CD	
EXTERIOR		P
INTERIOR		F
CDN/APP		F
EFF.YR/AGE	1954 / 68	
COND	60	60 %
FUNC	10	
ECON	0	
DEPR	70	% GD 30
RCNLD	\$66,500	