

Key: 8027

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.710

LEG  
AND

CURRENT OWNER			PARCEL ID			LOCATION		
MDB REALTY LLC 42 COUNTRY WAY SCITUATE, MA 02066			53-5-4-0			46 COUNTRY WAY		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
MDB REALTY LLC			01/03/2020	V	2,900,000	(129681)		
REYNOLDS CHARLES F TR			11/23/2011	F	1	(116771)		
REYNOLDS CHARLES F			10/23/2000	QS	190,000	(C98253)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3320	100	AUTO REPAIR				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

L  
A  
N  
D

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	6,079	C03 1.00	100 1.00	100 1.00	301,425	3.74	100 1.00	C03	0.75		157,320

D  
E  
T  
A  
C  
H  
E  
D

TOTAL	6,079 SF		ZONING	FRNT	88		ASSESSED	CURRENT	PREVIOUS
Ngh	3		N O T E			LAND	157,300	150,500	
Infl1	FACTOR 100			BUILDING	138,700	132,400			
Infl2	PHY 100			DETACHED	3,400	3,200			
				OTHER	0	0			
				<b>TOTAL</b>	<b>299,400</b>	<b>286,100</b>			

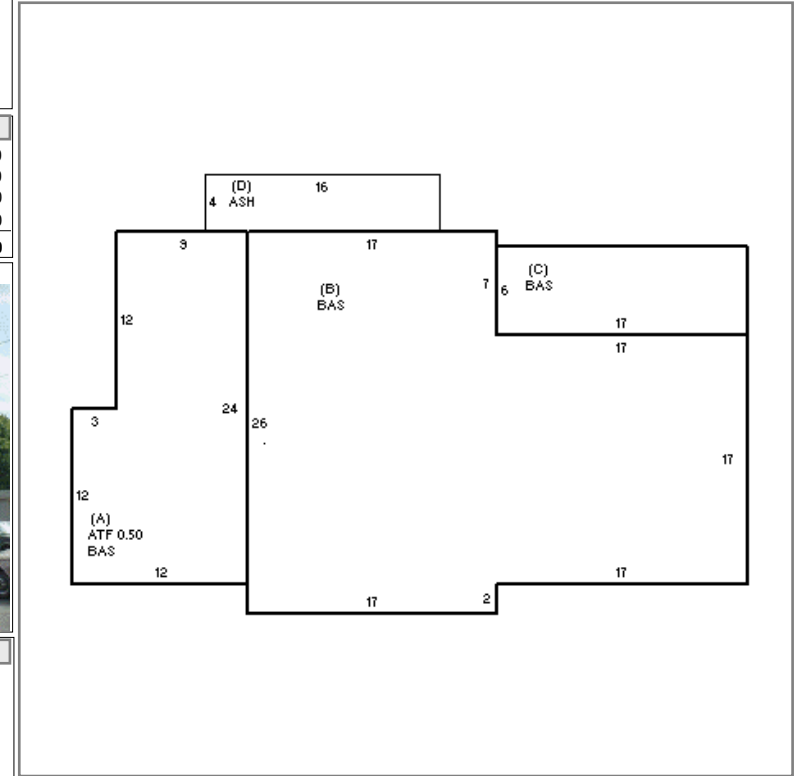
B  
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G

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		2,000	3.40	3,400

PHOTO 09/25/2003



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	PJK
MODEL	5		CIM-5	LIST	5/4/2011	DF
STYLE	52	0.62	SERVICE GARAGE [69%]	REVIEW	3/21/2011	DF
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1937	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	175,597
NET AREA	1,211	DETAIL ADJ	0.532	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	252	1993	153.04	38,567	CONDITION ELEM	CD
\$NLA(RCN)	\$145	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	ATF	L	ATTIC	126	1993	61.77	7,783	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	731	1937	153.05	111,876	INTERIOR	G
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	BAS	L	BASE AREA	102	1989	153.05	15,611	CDN/APP	G
				FLOOR COVER	9	CONCRETE	0.95	D	ASH	N	ATT SHED	64		27.50	1,760		
				INT. FINISH	6	MINIMUM	0.95										
				HEATING/COOL	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

EFF. YR/AGE	2001 / 21	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$138,700	