

Key: 8028

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.711

LEGAL LAND

Table with columns: CURRENT OWNER, PARCEL ID, LOCATION, TRANSFER HISTORY, DOS, T, SALE PRICE, BK-PG (Cert), STOCKBRIDGE PROPERTIES, LLC, 41 CAVANAUGH RD, SCITUATE, MA 02066, 54-2-25-0, 106-108 STOCKBRIDGE RD, STOCKBRIDGE PROPERTIES, L M.E.N., LLC, NIELSEN THERESA A TRUSTEE, 03/01/2016 V, 1,050,000, 46642-130, 02/28/2003 QS, 100, 24342-63, 08/12/1985 XX, 6246-216

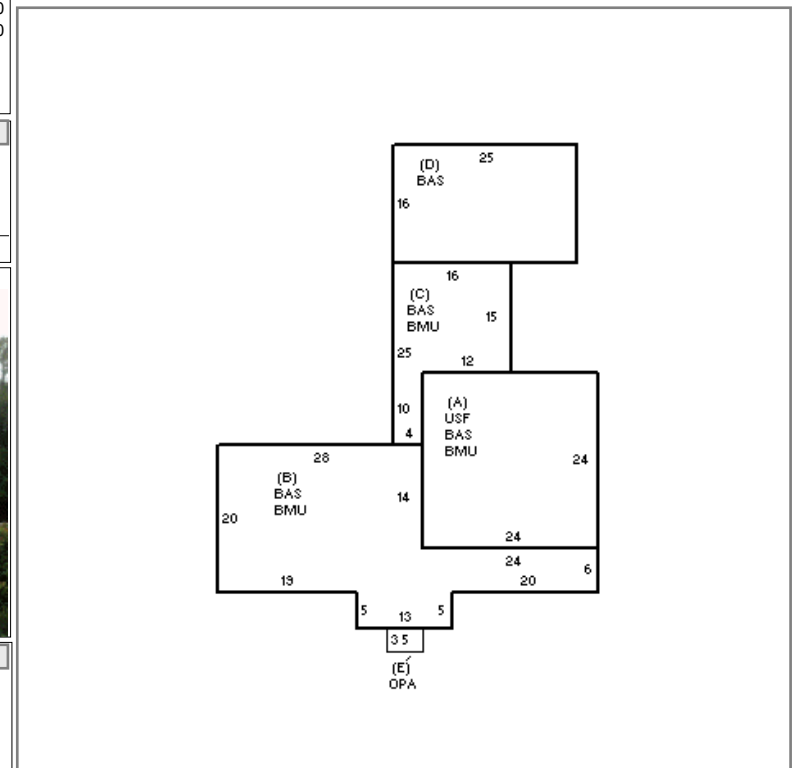
Table with columns: CLASS, CLASS%, DESCRIPTION, BN ID, BN, CARD, 0310, 68, MULTI-USE COM, C22-0676, 06/27/2022, 3, ALTERATIONS, 4,500, 08/28/2023, JD, 100, 100, 17-733, 11/14/2017, 2, ADDITIONS, 26,000, 06/21/2018, JD, 100, 100, 13-384, 06/24/2013, 3, ALTERATIONS, 6,430, 07/02/2014, ROM, 100, 100, 12-378, 07/11/2012, 3, ALTERATIONS, 10,000, 08/15/2013, SJ, 100, 100

LEGAL LAND

Table with columns: CD, T, AC/SF/UN, Ngh, Inff1, Inff2, ADJ BASE, SAF, Inff3, Lpi, VC, CREDIT AMT, ADJ VALUE, 103 S, 43,560, C03, 1.00, 100, 1.00, 100, 1.00, 301,425, 1.00, 100, 1.00, C03, 0.75, 301,430, 203 A, 2.000, C03, 1.00, 100, 1.00, 100, 1.00, 150,750, 1.00, 100, 1.00, C03, 0.75, 301,500, 303 A, 6.460, C03, 1.00, 100, 1.00, 100, 1.00, 4,455, 1.00, W30, 0.30, C03, 0.75, 28,780

Table with columns: TOTAL, 9.460 Acres, ZONING, FRNT, 272, ASSESSED, CURRENT, PREVIOUS, Ngh, 3, C/W 26 /ENTIRE REAR ACREAGE WETLANDS, LAND, 631,700, 604,500, BUILDING, 372,600, 356,700, DETACHED, 30,400, 23,400, OTHER, 444,500, 424,400, TOTAL, 1,479,200, 1,409,000

Table with columns: TY, QUAL, COND, DIM/NOTE, YB, UNITS, ADJ PRICE, RCNLD, DGF, A, 1.00, 30, 0.70, GARAGE, 400, 49.28, 13,800, IPG, A, 1.00, 60, 0.40, 512, 37.28, 7,600, SHF, L, 0.80, 70, 0.30, 462, 8.71, 1,200, QST, A, 1.00, 30, 0.70, 58X20, 1,160, 9.61, 7,800



DETACHED

Table with columns: BUILDING, CD, ADJ, DESC, MEASURE, 12/21/2021, PJK, MODEL, 1, RESIDENTIAL, STYLE, 5, 1.00, COLONIAL [100%], LIST, 5/5/2011, DF, QUALITY, A, 1.00, AVERAGE [100%], REVIEW, 7/3/2014, ROM, FRAME, 1, 1.00, WOOD FRAME [100%]

BUILDING

Table with columns: YEAR BLT, 1936, SIZE ADJ, 1.000, ELEMENT, CD, DESCRIPTION, ADJ, S, BAT, T, DESCRIPTION, UNITS, YB, ADJ PRICE, RCN, TOTAL RCN, 600,901, NET AREA, 2,601, DETAIL ADJ, 1.040, FOUNDATION, 4, CONT BSMT WALL, 1.00, +, BMU, N, BSMT UNFINISHED, 1,625, 41.97, 68,207, CONDITION ELEM, CD, \$NLA(RCN), \$231, OVERALL, 1.000, EXT COVER, 1, WD SHINGLES, 1.00, A, USF, L, UPPER STORY FIN, 576, 182.42, 105,075, EXTERIOR, F, ROOF SHAPE, 1, GABLE, 1.00, +, BAS, L, BASE AREA, 2,025, 200.60, 406,209, INTERIOR, A, ROOF COVER, 1, ASPH SHINGLES, 1.00, E, OPA, N, OPEN PORCH, 15, 51.53, 773, KITCHEN, A, FLOOR COVER, 3, W/W CARPET, 1.00, F21, O, FPL 2S 1OP, 2, 8,238.50, 16,477, BATHS, A, INT FINISH, 2, DRYWALL, 1.00, HEATING/COOLING, 11, HW/COOL AIR, 1.04, BATHS, A, FUEL SOURCE, 1, OIL, 1.00, HEAT, A, CAPACITY, UNITS, ADJ, STORIES, 2, 1.00, ROOMS, 6, 1.00, BEDROOMS, 0, 1.00, BATHROOMS, 1, 1.00, # 1/2 BATHS, 1, 1.00, TOT FIXTURES, 5, \$4,160, ELECT, A, # UNITS, 1, 1.00, EFF.YR/AGE, 1967 / 55, COND, 38, 38%, FUNC, 0, ECON, 0, DEPR, 38, % GD, 62, RCNLD, \$372,600

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Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.712

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
STOCKBRIDGE PROPERTIES, LLC 41 CAVANAUGH RD SCITUATE, MA 02066				54-2-25-0				106-108 STOCKBRIDGE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				


CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0310	68	MULTI-USE COM					2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	366,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

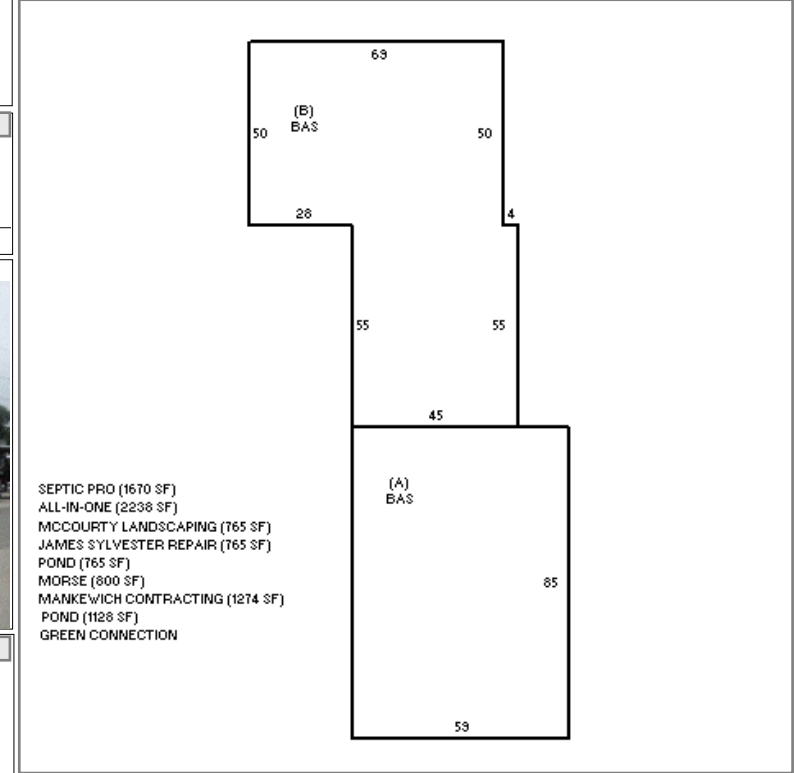
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								08/28/2023
								



BLDG COMMENTS
MULTI RENT IND BLDG

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	52	0.55	SERVICE GARAGE [100%]	REVIEW	3/22/2011	DF
QUALITY	L	0.70	LOW COST [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	10,940	DETAIL ADJ	0.446	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$44	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98
CAPACITY		UNITS	ADJ	ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	1	1.00		ROOF COVER	8	TAR & GRAVEL	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	15	SUSPENDED	0.95
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	10,940	1995	43.56	476,514

TOTAL RCN	476,514
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1997 / 25
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$366,900

