

Key: 8040

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.733

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
UNION STREET REALTY TRUST LLC SCOTT HERZOG PO BOX 700 SCITUATE, MA 02066				72-19-3-B				7 MARSHFIELD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
UNION STREET REALTY TRUST				09/28/2018	QS	833,000	50348-124				
HUMAROCK INDUSTRIAL LLC				08/24/2004	QS	705,000	28925-17				
SEAFOOD EXPORT REALTY INC				08/21/1995	B	310,000	13774-98				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4010	100	WAREHOUSE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-667	11/01/2016	3	ALTERATIONS	10,000	08/24/2017	SJ	100	100
12-169	04/05/2012	3	ALTERATIONS	84,352	09/06/2012	SJ	100	100
12-169	04/05/2012	3	ALTERATIONS	84,532	09/04/2013	SJ	100	100
09-443	09/24/2009	3	ALTERATIONS	1,700	09/13/2010	SJ	100	100
		6	CYCL GROWTH		01/15/2004	PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	17,000	C06 1.00	100	1.00	100	1.00	462,185	1.87	100	1.00	C06 1.15	337,210

TOTAL	17,000 SF	ZONING	FRNT	171	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE	LAND	337,200	322,700		
Inf1	FACTOR 100		BUILDING	685,400	654,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
				TOTAL	1,022,600	977,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
LOBSTER EXPRESS MARKET

BUILDING	CD	ADJ	DESC	MEASURE	1/24/2022	PJK
MODEL	5		CIM-5	LIST	5/11/2011	DF
STYLE	63	0.66	LIGHT MANUF. [75%]	REVIEW	4/25/2022	PJK
QUALITY	A	0.96	AVERAGE [75%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	12,000	DETAIL ADJ	0.550	FOUNDATION	2	SLAB	1.00	+	BAS	L	BASE AREA	6,000	1988	73.29	439,724
\$NLA(RCN)	\$76	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	A	USF	L	UP-STRY FIN	3,000	1988	73.29	219,862
				ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	1,112		5.78	6,425
				ROOF COVER	10	METAL	1.00	B	ASH	N	ATT SHED	1,112		24.07	26,771
				FLOOR COVER	9	CONCRETE	0.95	C	USF	L	UP-STRY FIN	3,000	1988	73.29	219,862
				INT. FINISH	6	MINIMUM	0.95	D	WDK	N	WOOD DECK	56		21.18	1,186
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	913,830
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE 1993 / 29	
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$685,400

