

Key: 8046

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.740

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HOMEROCK LLC 3 CIDER MILL LANE E BRIDGEWATER, MA 02333				72-2-7-0				10 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HOMEROCK LLC				09/16/2022	F	1	57242-72				
PIERCE DAVID R & DEBRA L				05/06/2022	QS	399,000	56781-57				
WHITNEY RONALD N TRUSTEE				03/12/2001	F	-100	19487-237				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

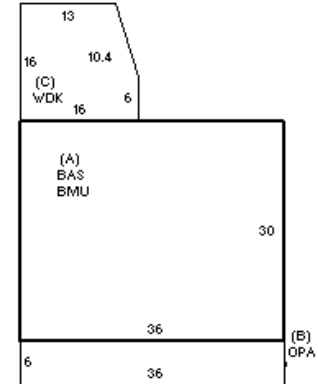
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	4,000	C06 1.00	100	1.00	100	1.00	300,420	4.97	65	0.65	C06 1.15	136,980

TOTAL	4,000 SF	ZONING		FRNT	9	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE		LAND	137,000	131,100		
Infl1	FACTOR 100		BUILDING	238,500	228,100			
Infl2	PHY 100		DETACHED	500	500			
			OTHER	0	0			
				TOTAL	376,000	359,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 30 0.70	6X6	2000	36	20.44	500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/24/2022	PJK
MODEL	5		CIM-5	LIST	5/11/2011	DF
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	4/25/2022	PJK
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
POST OFFICE

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,080	DETAIL ADJ	0.764
\$NLA(RCN)	\$276	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	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	BMU	N	BSMT UNF	1,080		30.80	33,264
EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,080	1960	233.70	252,398
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	216		30.80	6,653
ROOF COVER	1	ASPH/CMP SHIN	1.00	C	WDK	N	WOOD DECK	241		24.20	5,832
FLOOR COVER	5	VINYL	1.00								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	8	HEAT PUMP	1.03								
FUEL SOURCE	3	ELECTRIC	1.00								

TOTAL RCN	298,147
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	E
EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$238,500