

Key: 8048

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.742

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SOUTH RIVER MARINA REALTY LLC PO BOX 700 SCITUATE, MA 02066				72-19-5-0				21 CENTRAL AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUTH RIVER MARINA REALTY				06/20/2018	QS	2,150,000	49943-17				
DIMARE J PAUL TR				06/20/2018	F	2,200,000	49943-9				
RIVER REALTY TRUST				01/01/1979	QS		4427-155				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3840	100	MARINAS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C10	1.00	200	2.00	100	1.00	C10	2.60		2,089,880

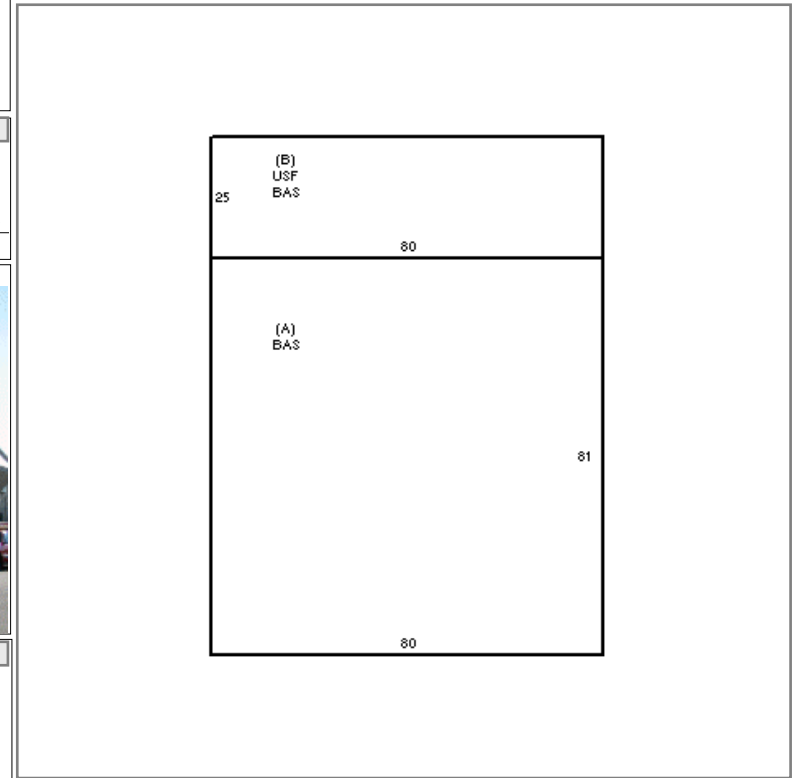
TOTAL	43,560 SF	ZONING	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Ngh	10	NOTE			LAND	2,089,900	1,999,900
Inf1	FACTOR 200		BUILDING	678,200	647,500		
Inf2	PHY 100		DETACHED	29,200	26,700		
			OTHER	0	0		
					TOTAL	2,797,300	2,674,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 420 S/F DOCK		20,200	1.10	22,200
S/V	A	1.00	SV 1.00 PUMP/TANK		5,000	1.10	5,500
SP2	A	1.00	30 0.70 3X4		12	181.40	1,500



BLDG COMMENTS
SOUTH RIVER YACHT YARD

BUILDING	CD	ADJ	DESC	MEASURE	1/24/2022	PJK
MODEL	5		CIM-5	LIST	5/11/2011	DF
STYLE	56	0.64	WAREHOUSE [62%]	REVIEW	4/25/2022	PJK
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			



YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	10,480	DETAIL ADJ	0.552	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,480	1973	85.14	551,732
\$NLA(RCN)	\$85	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00	B	BAS	L	BASE AREA	2,000	1973	85.14	170,288
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UP-STRY FIN	2,000	1973	85.14	170,288
				ROOF COVER	10	METAL	1.00								
				FLOOR COVER	9	CONCRETE	0.95								
				INT. FINISH	6	MINIMUM	0.95								
				HEATING/COOL	15	SUSPENDED	0.95								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	892,308
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	G
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$678,200