

Key: 8049

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.743

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CREATING THE SPACE LLC P O BOX 213 36 ATLANTIC DRIVE HUMAROCK, MA 02047				72-18-2-A				10 MARSHFIELD AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CREATING THE SPACE LLC				06/27/2019	QS	1,580,000	51291-246				
TORSNEY RICHARD JR				01/02/1997	S	285,000	14887-62				
FIRST TRADE UNION SAVINGS				03/26/1996	XX		14233-231				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0310	54	MULTI-USE COM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1152	08/11/2021	3	ALTERATIONS	7,200	01/24/2022	PJK	100	100
16-792	12/27/2016	3	ALTERATIONS	80,000	08/24/2017	SJ	100	50
07-273	05/22/2007	3	ALTERATIONS	6,000	09/11/2007	SJ	100	100
03-300	06/10/2003	3	ALTERATIONS	35,000	09/24/2004	SJ	100	100

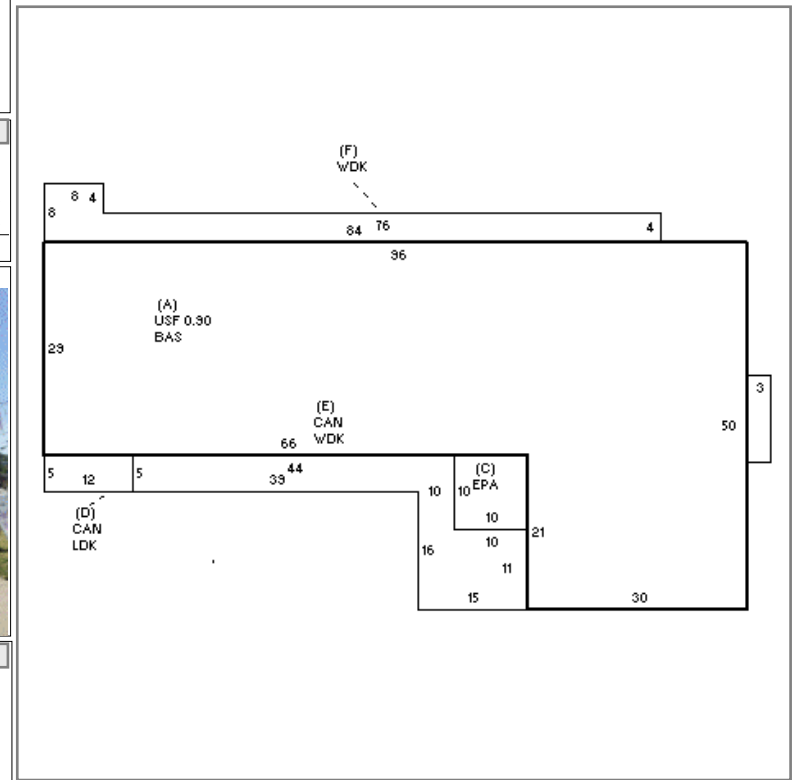
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	15,000	C06 1.00	100	1.00	1,044,940	2.03	100	1.00	C10 2.60		731,640

TOTAL	14,985 SF		ZONING	FRNT	289		ASSESSED	CURRENT	PREVIOUS
Ngh	6		N O T E	C/W 2B		LAND	731,600	700,100	
Inf1	FACTOR 100			BUILDING	1,055,700	1,124,100			
Inf2	PHY 100			DETACHED	4,100	3,900			
				OTHER	0	0			
				TOTAL		1,791,400	1,828,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90 14 X 24	2017	336	13.55	4,100



BLDG COMMENTS
HUMAROCK BOATHOUSE/ APTS
MLS



BUILDING	CD	ADJ	DESC	MEASURE	1/24/2022	PJK
MODEL	5		CIM-5	LIST	5/11/2011	DF
STYLE	22	1.04	MXD RETAIL [53%]	REVIEW	9/10/2020	JD
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,487	DETAIL ADJ	1.004	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	3,414	1994	180.83	617,344
\$NLA(RCN)	\$187	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	3,073	1994	180.83	555,682
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	814		26.40	21,490
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	EPA	N	ENCL PORCH	100		44.40	4,440
				FLOOR COVER	4	TILE	0.98	D	LDK	N	LOADING DOCK	60		34.00	2,040
				INT. FINISH	2	DRYWALL	1.00	+	CAN	N	CANOPY	470		26.40	12,408
				HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,213,404	
CONDITION ELEM	CD	
EXTERIOR	G	
INTERIOR	G	
CDN/APP	G	
EFF.YR/AGE	2009 / 13	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD	\$1,055,700	