

Key: 8089

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.780

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
VERIZON NEW ENGLAND INC C/O DUFF & PHELPS P O BOX 2549 ADDISON, TX 75001				38-1-7-0				358 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VERIZON NEW ENGLAND INC				11/30/1998	QS		(23979)				
VERIZON NEW ENGLAND INC.					XX		23979-0				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
4300	100	TELE EX STA.				1	1 of 1	
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
103	S	26,500	C03 1.00	100	1.00	301,425	1.39	100	1.00	C03 0.75		254,780

TOTAL	26,500 SF	ZONING	FRNT	130	ASSESSED	CURRENT	PREVIOUS
Ngh	3	NOTE			LAND	254,800	243,800
Inf1	FACTOR 100		BUILDING	448,300	428,700		
Inf2	PHY 100		DETACHED	9,200	8,700		
			OTHER	0	0		
TOTAL					712,300	681,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		5,000	3.40	8,500
C08	A	1.00	50 0.50		75	19.00	700

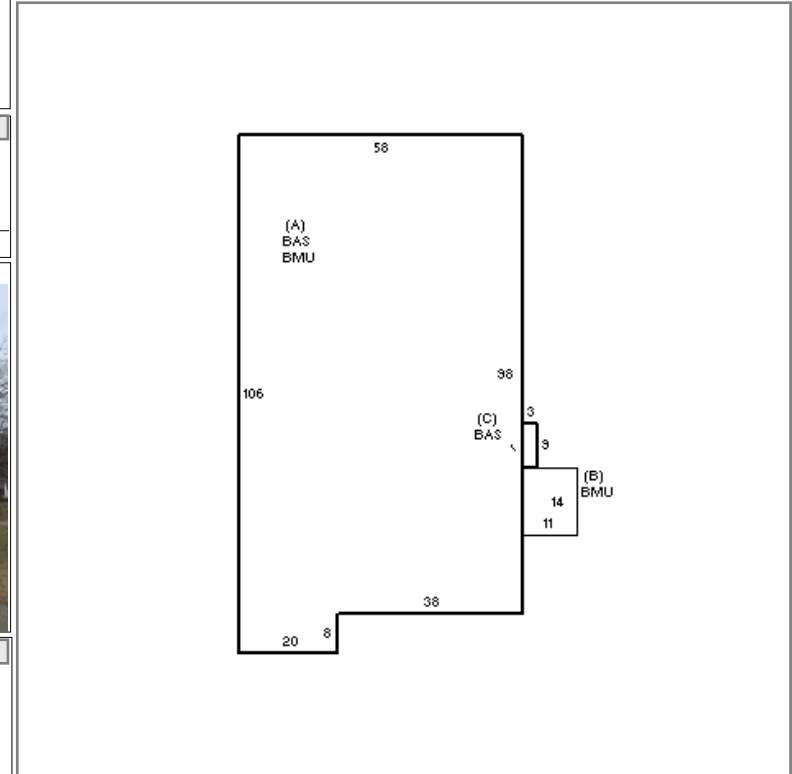


BLDG COMMENTS

VERIZON

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	PJK
MODEL	5		CIM-5	LIST	5/9/2011	DF
STYLE	29	0.90	TELEPHONE BLDG. [100%]	REVIEW	10/11/2022	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	5,871	DETAIL ADJ	0.949	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$174	OVERALL	1.000	EXT. COVER	12	BRICK VENEER	1.05
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98
STORIES	1	ADJ	1.00	ROOF COVER	11	MEMBRANE	1.02
% HEATED	100		1.00	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	100		1.03	INT. FINISH	1	PLASTER	1.04
% SPRINKLER	0		1.00	HEATING/COOL	9	WARM/COOL AIR	1.00
				FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNF	5,998		28.00	167,944
A	BAS	L	BASE AREA	5,844	1957	144.93	846,978
C	BAS	L	BASE AREA	27	1957	144.93	3,913

TOTAL RCN	1,018,835	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
CDN/APP		A
EFF.YR/AGE	1977 / 45	
COND	36 36 %	
FUNC	0	
ECON	20 Use	
DEPR	56 % GD	44
RCNLD	\$448,300	