

Key: 8415

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.022

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SCITUATE TOWN OF 600 C J CUSHING HWY SCITUATE, MA 02066				42-4-8-0				96 TACK FACTORY POND DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SCITUATE TOWN OF				02/17/1987	QS			7488-84			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
9030	100	MUNICIPALITIES				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-390	12/07/2020	3	ALTERATIONS		09/13/2021	JD	100	100
20-398	07/14/2020	2	ADDITIONS		09/13/2021	JD	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	387,200	1.00	80	0.80	TFP 1.10		355,560

DETACHED

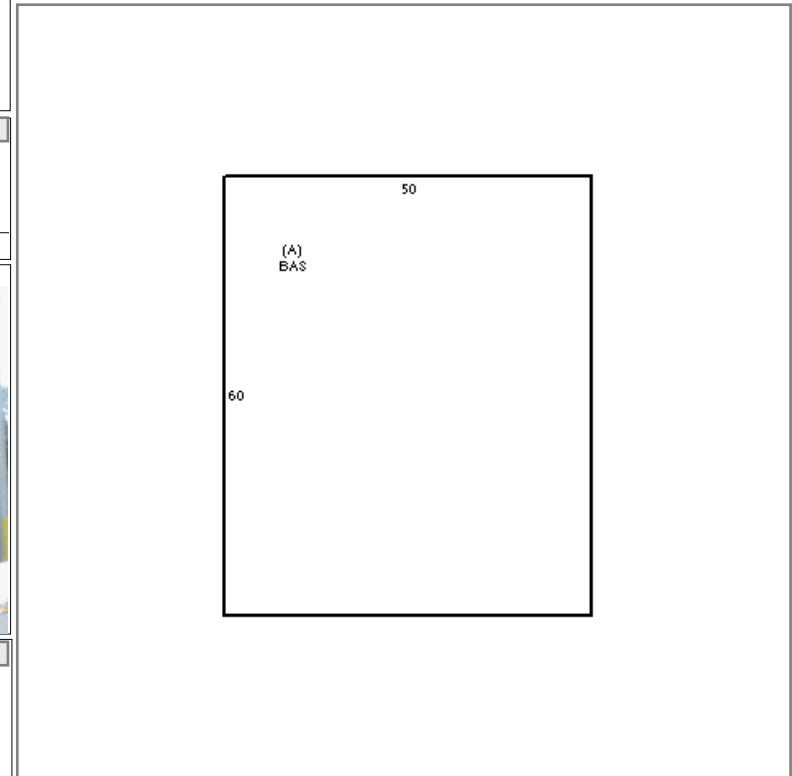
TOTAL	39,988 SF	ZONING	FRNT	142	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	355,600	293,900
Infl1	FACTOR 100		BUILDING	261,000	249,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	616,600	543,100		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	JD
MODEL	5		CIM-5	LIST	9/13/2021	EST
STYLE	26	0.50	STORAGE GAR [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	4	0.98	METAL [100%]			

YEAR BLT	2021	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,000	DETAIL ADJ	0.440	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$87	OVERALL	1.000	EXT. COVER	18	CORR STEEL	1.03
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	0	UNITS	1.00	ROOF COVER	11	MEMBRANE	1.02
% HEATED	0	ADJ	.95	FLOOR COVER	9	CONCRETE	0.95
% AIR COND	0		1.00	INT. FINISH	5	OTHER	1.00
% SPRINKLER	0		1.00	HEATING/COOL	0		1.00
				FUEL SOURCE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,000	2021	87.01	261,038

TOTAL RCN	261,038
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$261,000