

Key: 8693

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.104

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
COLD BROOK PARTNERS, LLC C/O THE INN AT SCITUATE HARBOR 7 BEAVER DAM RD SCITUATE, MA 02066				50-1-1-0				7 BEAVER DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COLD BROOK PARTNERS, LLC				07/17/2009	S	1,400,000	37504-38				
SCITUATE FUNDING, LLC				04/30/2008	L	2,500,000	35914-232				
CORONELLA JAMES J TR				12/30/2005	QS	3,150,000	31999-5				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3010	100	MOTELS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-61	02/16/2016	3	ALTERATIONS	1,181	07/25/2016	SJ	100	100
14-152	04/04/2014	3	ALTERATIONS	25,000	07/01/2014	ROM	100	100
11-095	03/08/2011	3	ALTERATIONS	7,300	08/02/2011	SJ	100	100
		5	SPLIT/SUB/LA		05/08/2006		100	100

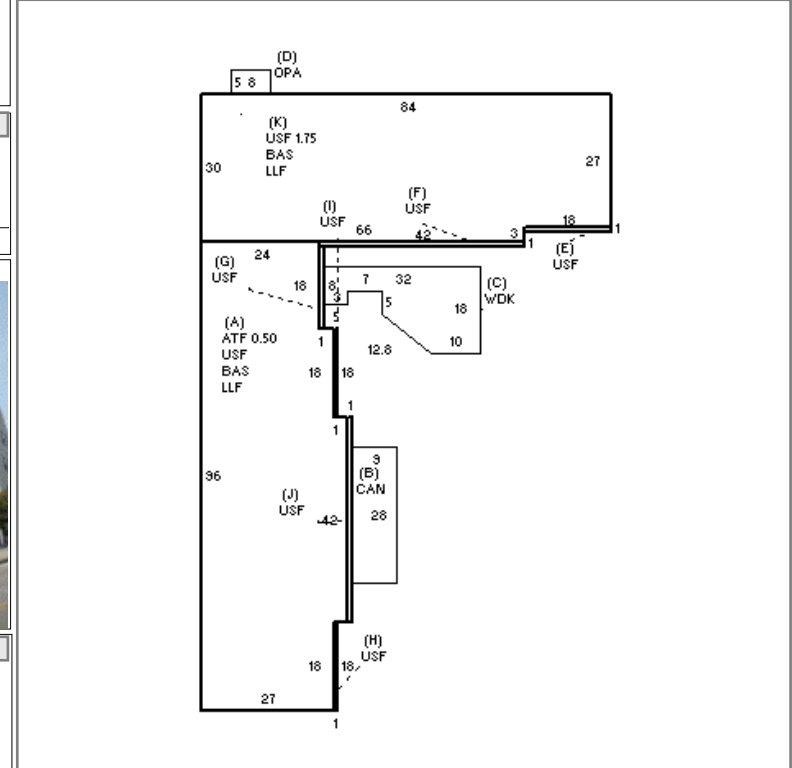
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	28,405	C06	1.00	100	1.00	100	1.00	C06	1.15		399,850

TOTAL	28,405 SF	ZONING	FRNT	282	ASSESSED	CURRENT	PREVIOUS
Ngh	6	NOTE	LAND	399,900	382,600		
Infl1	FACTOR 100		BUILDING	2,371,400	2,287,700		
Infl2	PHY 100		DETACHED	62,600	49,700		
			OTHER	0	0		
TOTAL			TOTAL	2,833,900	2,720,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	30 0.70		15,000	3.40	35,700
SHF	G	1.20	30 0.70	10X10	100	17.69	1,200
SW2	V	1.50	30 0.70		32	54.60	1,200
SHF	G	1.20	30 0.70	10X12	120	16.71	1,400
IPC	E	1.80	30 0.70	BSMT	512	64.41	23,100



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/8/2021	PJK
MODEL	5		CIM-5	LIST	5/3/2011	DF
STYLE	43	1.10	MOTEL [100%]	REVIEW	7/3/2014	MR
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
THE INN AT SCITUATE HARBOR & A J'S FRONT ST CAFE

LOADING

YEAR BLT	1970	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,823,037
NET AREA	18,727	DETAIL ADJ	1.117	FOUNDATION	4	FLR & WALL	1.00	+	LLF	L	LOW-LEV FIN.	5,130	1970	138.16	708,782		
\$NLA(RCN)	\$151	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	BAS	L	BASE AREA	5,130	1970	163.82	840,413		
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC	1,332	1970	66.12	88,074		
				ROOF COVER	1	ASPH/CMP SHIN	1.00	B	CAN	N	CANOPY	252		24.20	6,098		
				FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	395		24.20	9,559		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	40		30.80	1,232		
				HEATING/COOL	8	HEAT PUMP	1.03	+	USF	L	UP-STRY FIN	7,093	1970	163.82	1,161,998		
				FUEL SOURCE	1	OIL	1.00	F	USF	L	UP-STRY FIN	42	1970	163.83	6,881		
																CONDITION ELEM	CD
																EXTERIOR	G
																INTERIOR	V
																CDN/APP	V
																EFF.YR/AGE	2006 / 16
																COND	16 16 %
																FUNC	0
																ECON	0
																DEPR	16 % GD 84
																RCNLD	\$2,371,400