Key: 10924

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,437

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOPES TIMOTHY L TR PO BOX 515 SCITUATE, MA 02066	53-5-32-B	32-R NEW DRIFTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOPES TIMOTHY L TR	01/24/2018	QS	1,200,000	49435-159
DREW ROBERT	08/13/1979	XX		4705-194

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	69	MULTI-USE COM		1	1 of 4

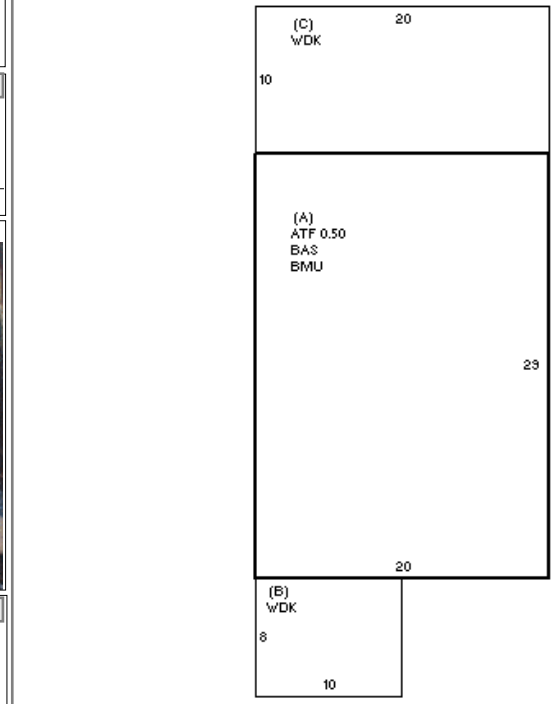
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		6	CYCL GROWTH			PJB	100	100
		2	ADDITIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
103	S	43,560	C05	1.00	100	1.00	100	1.00	341,615	1.00	85	0.85	C05	1.00			341,620
203	A	1.800	C05	1.00	100	1.00	100	1.00	170,850	1.00	85	0.85	C05	1.00			307,530

TOTAL	2.800 Acres	ZONING		FRNT	13
Ngh	5	NOTE	Infl-3=Shape		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	649,200	622,100
BUILDING	174,100	154,900
DETACHED	900	900
OTHER	681,800	650,000
TOTAL	**1,506,000**	**1,427,900**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30	0.70	8X10		80	15.97	900

PHOTO 10/12/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2022	PJK
LIST	5/4/2011	DF
REVIEW	3/21/2011	DF

YEAR BLT	0	SIZE ADJ	1.000
NET AREA	870	DETAIL ADJ	1.176
$NLA(RCN)	$313	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	1.00
BEDROOMS	0	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,822
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL FURN	0.98
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	580		56.92	33,013
A	BAS	L	BASE AREA	580	0	293.76	170,382
A	ATF	L	ATTIC FINISH	290	0	189.80	55,043
+	WDK	N	WOOD DECK	280		38.40	10,752

TOTAL RCN 272,012

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1968 / 54

COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64

RCNLD $174,100

Key: 10924

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,438

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOPES TIMOTHY L TR PO BOX 515 SCITUATE, MA 02066	53-5-32-B	32-R NEW DRIFTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	69	MULTI-USE COM		2	2 of 4

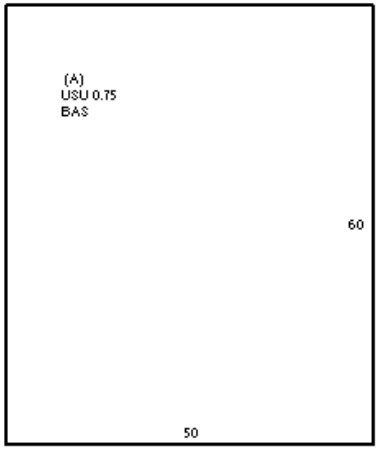
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	213,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/20/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	26	0.50	STORAGE GAR [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2022	PJK
LIST	5/4/2011	DF
REVIEW	3/21/2011	DF

BLDG COMMENTS

ROBERT C DREW

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	5,250	DETAIL ADJ	0.437
$NLA(RCN)	$53	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,000	1995	68.19	204,568
A	USU	L	UP-STRY UNF	2,250	1995	33.68	75,789

TOTAL RCN	280,357
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$213,100

Key: 10924

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,439

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOPES TIMOTHY L TR PO BOX 515 SCITUATE, MA 02066	53-5-32-B	32-R NEW DRIFTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	69	MULTI-USE COM		3	3 of 4

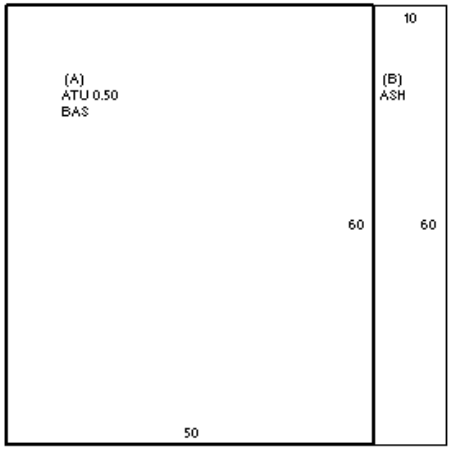
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	245,100	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/20/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	26	0.50	STORAGE GAR [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	1/20/2022	PJK
LIST	5/4/2011	DF
REVIEW	3/21/2011	DF

BLDG COMMENTS
SECURITY GATES (1500 SF)
COASTAL OH DOORS (1500 SF)

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	3,000	DETAIL ADJ	0.479
$NLA(RCN)	$106	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	5	OTHER	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,000	1995	86.11	258,341
A	ATU	N	ATTIC UNF	1,500		30.00	45,000
B	ASH	N	ATT SHED	600		25.00	15,000

TOTAL RCN 318,341

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 1997 / 25

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $245,100

Key: 10924

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,440

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOPES TIMOTHY L TR PO BOX 515 SCITUATE, MA 02066	53-5-32-B	32-R NEW DRIFTWAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
0310	69	MULTI-USE COM		4	4 of 4

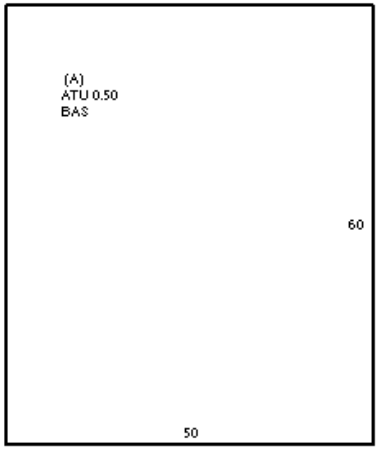
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Ngh		NOTE	
Infl1			
Infl2			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	223,600	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/20/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	26	0.50	STORAGE GAR [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	2	1.00	MASONRY [100%]

MEASURE	1/20/2022	PJK
LIST	5/4/2011	DF
REVIEW	3/21/2011	DF

BLDG COMMENTS

MARINE ENTERPRISES INC

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	3,000	DETAIL ADJ	0.455
$NLA(RCN)	$97	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPRINKLER	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	15	CC - BLOCK	0.98
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	9	CONCRETE	0.95
INT. FINISH	6	MINIMUM	0.95
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	3,000	1995	81.80	245,397
A	ATU	N	ATTIC UNF	1,500		30.00	45,000

TOTAL RCN 290,397

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE 1997 / 25

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $223,600