

Key: 10966

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.503

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DREW STEPHEN S TR & KATHERINE M TR 28 TORREYS LANE SCITUATE, MA 02066				53-3-1-B				301-A DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DREW STEPHEN S TR & DREW ROBERT M TRUSTEE				10/23/2017	F	165,000	49077-259 13539-276				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
3400	100	GEN OFFICE BLDG					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	25,195	C05 1.00	100	1.00	401,900	1.44	100	1.00	C05 1.00		334,040

TOTAL	25,178 SF	ZONING		FRNT	157	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE				LAND	334,000	319,700
Inf1	FACTOR 100					BUILDING	340,400	325,400
Inf2	PHY 100					DETACHED	13,000	12,200
						OTHER	0	0
						<b>TOTAL</b>	<b>687,400</b>	<b>657,300</b>

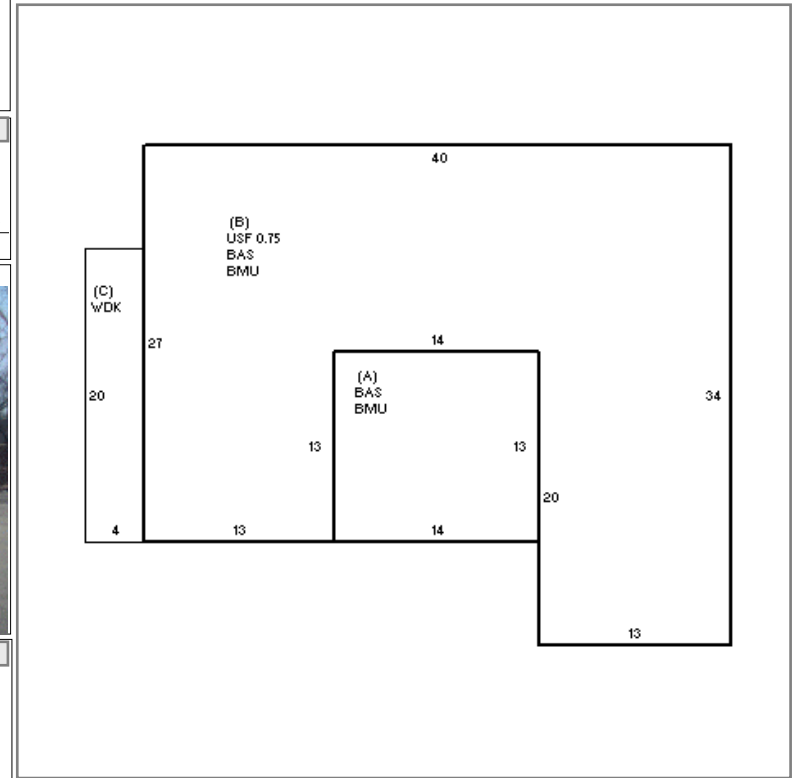
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		6,000	3.40	10,200
LH2	A	1.00	50 0.50		1	2,404.40	1,200
SW2	E	1.80	30 0.70	4X6	24	65.52	1,100
SHM	A	1.00	30 0.70	8X8	64	11.05	500

PHOTO 01/20/2022

BLDG COMMENTS

HARBOUR INSURANCE AGENCY

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/4/2011	DF
STYLE	20	0.76	OFFICE BUILDING [100%]	REVIEW	10/10/2022	PJK
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	1.000
NET AREA	1,913	DETAIL ADJ	0.750
\$NLA(RCN)	\$212	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
% HEATED		100	1.00
% AIR COND		100	1.03
% SPRINKLER		0	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR & WALL	1.00	+	BMU	N	BSMT UNF	1,171		33.60	39,346
EXT. COVER	1	WOOD SHINGLE	1.00	A	BAS	L	BASE AREA	182	1920	190.19	34,614
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	989	1920	190.19	188,094
ROOF COVER	1	ASPH/CMP SHIN	1.00	B	USF	L	UP-STRY FIN	742	1920	190.19	141,118
FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	80		26.40	2,112
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	405,284
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2006 / 16
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$340,400