

Key: 6289

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.987

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
THE RESIDENCES AT DRIFTWAY PLA C/O DREW COMPANY INC 2 SEAPORT LANE, 9TH FLOOR BOSTON, MA 02210				53-2-10-0				318-348 DRIFTWAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)	
				THE RESIDENCES AT DRIFTWAY				07/02/2019	QS	2,019,604		51323-242	
				MBTA C/O REAL ESTATE				09/30/2002	E	140,000		22167-266	
				SMITH RALPH A				06/04/2002	XX	22198-344			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	99	MULTI-USE RES				1	1 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-135	02/17/2021	1	NEW CONST	4,117,734	04/11/2022	JD	100	50
21-137	02/17/2021	1	NEW CONST	4,658,476	04/11/2022	JD	100	50
21-138	02/17/2021	1	NEW CONST	337,753	04/11/2022	JD	100	5
21-139	02/17/2021	1	NEW CONST	3,638,326	04/11/2022	JD	100	50
21-134	02/17/2021	1	NEW CONST	1,510,312	04/11/2022	JD	100	5

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	127	C03	1.00	100	1.00	100	1.00	APV	2.00		17,881,600

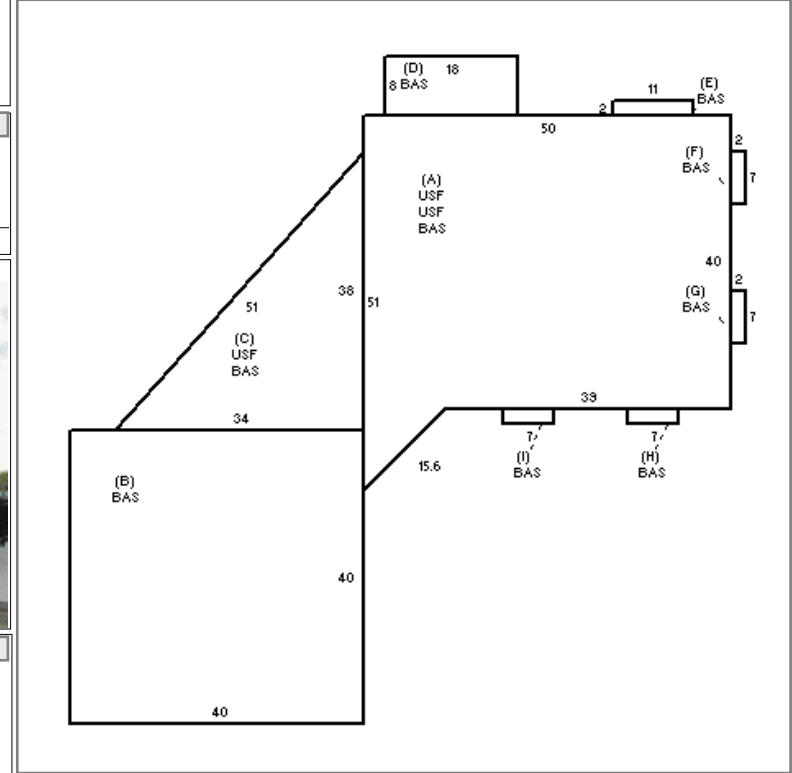
TOTAL	4.465 Acres	ZONING	FRNT	149	ASSESSED	CURRENT	PREVIOUS
Ngh	3	N O T E	ORDER OF TAKING #557		LAND	17,881,600	12,192,000
Inf1	FACTOR 100		BUILDING	2,807,200	157,700		
Inf2	PHY 100		DETACHED	440,600	0		
			OTHER	19,136,400	11,893,400		
			<b>TOTAL</b>	<b>40,265,800</b>	<b>24,243,100</b>		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	G	1.20	10 0.90		120,000	4.08	440,600



**BLDG COMMENTS**  
#348 DRIFTWAY - BUILDING A  
2 (1) Bedroom Apartments  
First Floor Retail  
Second Floor Office space & Apartment



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2022	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	22	1.15	MXD RETAIL [78%]	REVIEW	5/8/2023	JD
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	3,302,614		
NET AREA	9,297	DETAIL ADJ	1.165	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,061	2022	348.52	718,302	CONDITION ELEM	CD		
\$NLA(RCN)	\$355	OVERALL	1.000	EXT. COVER	1	WOOD SHINGLE	1.00	+	USF	L	UP-STRY FIN	2,707	2022	348.52	943,447			EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UP-STRY FIN	2,061	2022	348.52	718,302			INTERIOR	A
				ROOF COVER	1	ASPH/CMP SHIN	1.00	+	BAS	L	BASE AREA	2,468	2022	348.52	860,151			CDN/APP	A
				FLOOR COVER	3	W/W CARPET	1.00		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412				
				INT. FINISH	2	DRYWALL	1.00												
				HEATING/COOL	9	WARM/COOL AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	15 uc
																		ECON	0
																		DEPR	15 % GD 85
																		RCNLD	\$2,807,200

Key: 6289

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.988

LEGAL

LAND

DETACHED

BUILDING

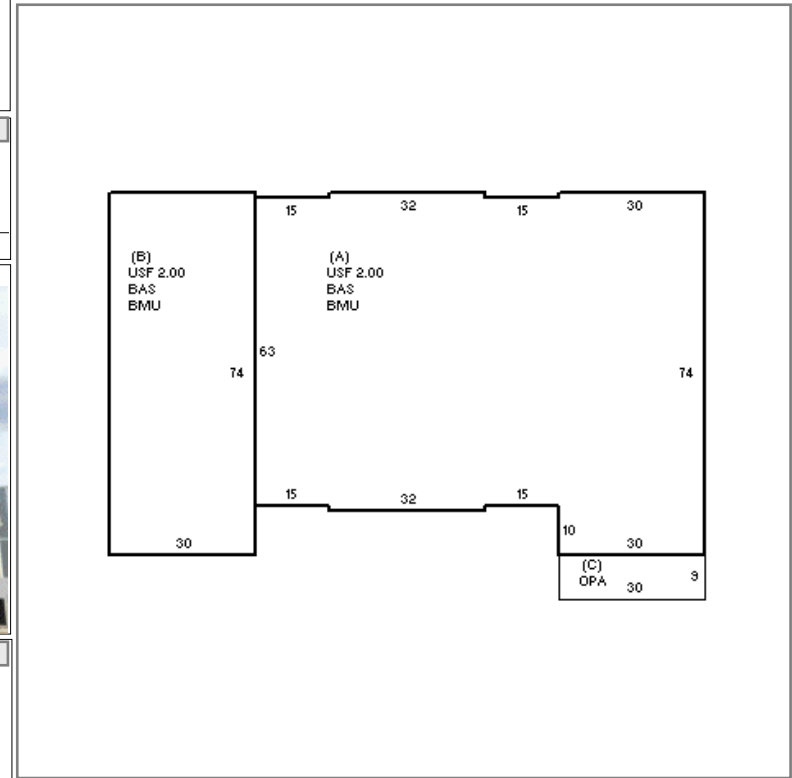
CURRENT OWNER				PARCEL ID				LOCATION			
THE RESIDENCES AT DRIFTWAY PLA C/O DREW COMPANY INC 2 SEAPORT LANE, 9TH FLOOR BOSTON, MA 02210				53-2-10-0				318-348 DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0130	99	MULTI-USE RES					2	2 of 6	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	4,740,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS  
 #344 DRIFTWAY BUILDING B  
 9 (1) Bedroom Apts  
 10 (2) Bedroom Apts  
 Retail First Flr approximately 2100 sf

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2022	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	13	0.84	APARTMENTS [91%]	REVIEW	5/8/2023	JD
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	25,230	DETAIL ADJ	0.817	FOUNDATION	3	FOUND. WALL	1.00	+	BMU	N	BSMT UNF	8,410		58.80	494,508
\$NLA(RCN)	\$251	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	6,190	2022	225.04	1,392,974
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98	+	USF	L	UP-STRY FIN	16,820	2022	225.04	3,785,110
STORIES	3		1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	B	BAS	L	BASE AREA	2,220	2022	225.04	499,580
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	270		58.80	15,876
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GAR	15		4,680.93	70,214
% SPRINKLER	100		1.02	HEATING/COOL	9	WARM/COOL AIR	1.00		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	6,320,674
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	10 uc
ECON	15 VACANCY
DEPR	25 % GD 75
RCNLD	\$4,740,500

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LEGAL

LAND

DETACHED

BUILDING

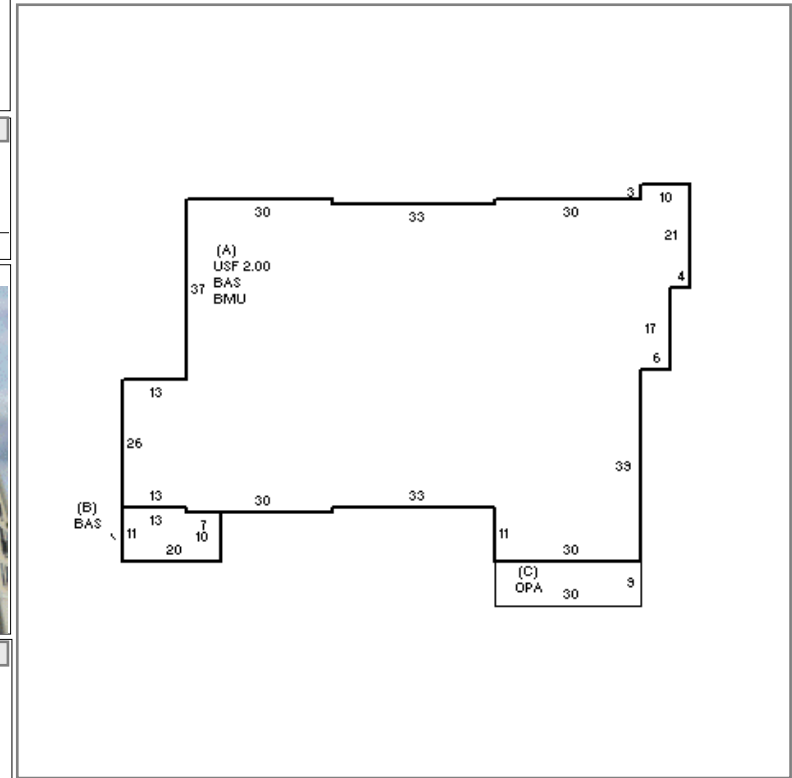
CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	99	MULTI-USE RES				3	3 of 6	
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
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	4,035,900	
Inf1			BUILDING		
Inf2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS		
#340 DRIFTWAY BUILDING C		
6 (1) Bedroom Apts		
9 (2) Bedroom Apts		

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2022	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	13	0.80	APARTMENTS [100%]	REVIEW	5/8/2023	JD
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,044,936																	
NET AREA	20,721	DETAIL ADJ	0.778	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	6,836		58.80	401,957																			
\$NLA(RCN)	\$243	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	13,672	2022	216.45	2,959,341																			
				ROOF SHAPE	4	FLAT/SHED	0.98	+	BAS	L	BASE AREA	7,049	2022	216.45	1,525,775																			
				ROOF COVER	1	ASPH/CMP SHIN	1.00	C	OPA	N	OPEN PORCH	270		58.80	15,876																			
				FLOOR COVER	3	W/W CARPET	1.00		BMG	O	BSMT GAR	17		4,680.88	79,575																			
				INT. FINISH	2	DRYWALL	1.00		ELV	O	PASSGR. ELEV.	1		62,412.00	62,412																			
				HEATING/COOL	9	WARM/COOL AIR	1.00																											
				FUEL SOURCE	2	GAS	1.00																											
CAPACITY		UNITS	ADJ																															
STORIES		3	1.00																															
% HEATED		100	1.00																															
% AIR COND		100	1.03																															
% SPRINKLER		100	1.02																															
<table border="1"> <tr> <th>EFF. YR/AGE</th> <td colspan="2">2022 / 0</td> </tr> <tr> <td>COND</td> <td>0</td> <td>0 %</td> </tr> <tr> <td>FUNC</td> <td>5</td> <td>uc</td> </tr> <tr> <td>ECON</td> <td>15</td> <td>VACANCY</td> </tr> <tr> <td>DEPR</td> <td>20</td> <td>% GD 80</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$4,035,900</td> </tr> </table>																	EFF. YR/AGE	2022 / 0		COND	0	0 %	FUNC	5	uc	ECON	15	VACANCY	DEPR	20	% GD 80	RCNLD	\$4,035,900	
EFF. YR/AGE	2022 / 0																																	
COND	0	0 %																																
FUNC	5	uc																																
ECON	15	VACANCY																																
DEPR	20	% GD 80																																
RCNLD	\$4,035,900																																	

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LEGAL

LAND

DETACHED

BUILDING

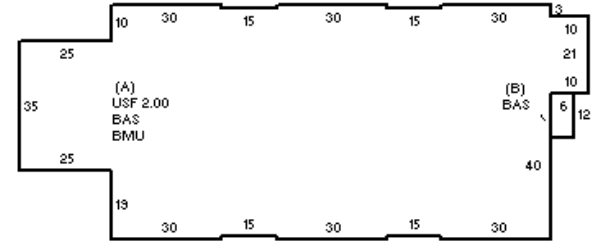
CURRENT OWNER				PARCEL ID				LOCATION			
THE RESIDENCES AT DRIFTWAY PLA C/O DREW COMPANY INC 2 SEAPORT LANE, 9TH FLOOR BOSTON, MA 02210				53-2-10-0				318-348 DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0130	99	MULTI-USE RES					4	4 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	5,069,500	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
#342 DRIFTWAY - BUILDING D 6 (1) Bedroom Apts 15 (2) Bedroom Apts

BUILDING	CD	ADJ	DESC	MEASURE	4/7/2022	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	13	0.80	APARTMENTS [100%]	REVIEW	5/8/2023	JD
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	6,336,874	
NET AREA	26,187	DETAIL ADJ	0.778	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	8,705		58.80	511,854	CONDITION ELEM	CD	
\$NLA(RCN)	\$242	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	USF	L	UP-STRY FIN	17,410	2022	213.74	3,721,218	EXTERIOR	A	
				ROOF SHAPE	4	FLAT/SHED	0.98	+	BAS	L	BASE AREA	8,777	2022	213.74	1,875,998	INTERIOR	A	
				ROOF COVER	1	ASPH/CMP SHIN	1.00		BMG	O	BSMT GAR	22		4,680.91	102,980	CDN/APP	A	
				FLOOR COVER	3	W/W CARPET	1.00		ELV	O	PASSGR. ELEV.	2		62,412.00	124,824			
				INT. FINISH	2	DRYWALL	1.00											
				HEATING/COOL	9	WARM/COOL AIR	1.00											
				FUEL SOURCE	2	GAS	1.00											
CAPACITY		UNITS	ADJ															
STORIES		3	1.00															
% HEATED		100	1.00															
% AIR COND		100	1.03															
% SPRINKLER		100	1.02															
EFF.YR/AGE		2022 / 0																
COND		0 0 %																
FUNC		5 uc																
ECON		15 VACANCY																
DEPR		20	% GD	80														
RCNLD				\$5,069,500														

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CURRENT OWNER				PARCEL ID				LOCATION			
THE RESIDENCES AT DRIFTWAY PLA C/O DREW COMPANY INC 2 SEAPORT LANE, 9TH FLOOR BOSTON, MA 02210				53-2-10-0				318-348 DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
0130	99	MULTI-USE RES					5	5 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

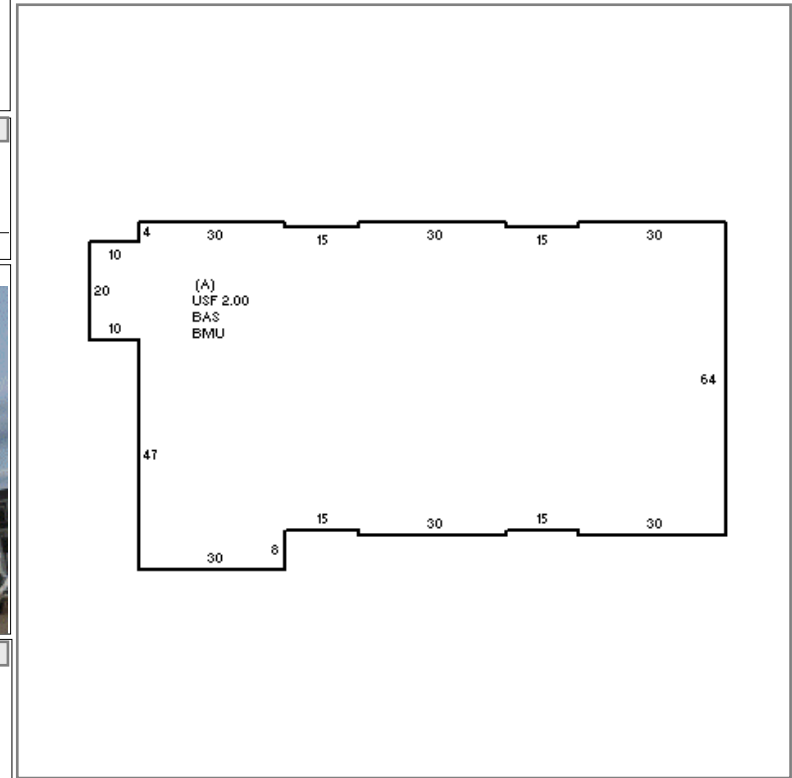
LAND

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

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	4,716,800	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2022	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	13	0.80	APARTMENTS [100%]	REVIEW	5/8/2023	JD
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
#346 DRIFTWAY - BUILDING E  
6 (1) Bedroom Apts  
15 (2) Bedroom Apts

INDIN

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,895,974
NET AREA	24,090	DETAIL ADJ	0.800	FOUNDATION	3	FOUND. WALL	1.00	A	BMU	N	BSMT UNF	8,030		58.80	472,164	CONDITION ELEM	CD
\$NLA(RCN)	\$245	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	8,030	2022	220.87	1,773,610	EXTERIOR	A
CAPACITY		UNITS		ROOF SHAPE	4	FLAT/SHED	0.98	A	USF	L	UP-STRY FIN	16,060	2022	220.87	3,547,220	INTERIOR	A
STORIES	3	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00		BMG	O	BSMT GAR	22		4,680.91	102,980	CDN/APP	A
% HEATED	100	1.00		FLOOR COVER	3	W/W CARPET	1.00										
% AIR COND	100	1.03		INT. FINISH	2	DRYWALL	1.00										
% SPRINKLER	100	1.02		HEATING/COOL	8	HEAT PUMP	1.03										
				FUEL SOURCE	2	GAS	1.00										
																EFF.YR/AGE	2022 / 0
																COND	0 0 %
																FUNC	5 uc
																ECON	15 VACANCY
																DEPR	20 % GD 80
																RCNLD	\$4,716,800

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LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
THE RESIDENCES AT DRIFTWAY PLA C/O DREW COMPANY INC 2 SEAPORT LANE, 9TH FLOOR BOSTON, MA 02210		53-2-10-0	318-348 DRIFTWAY			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
0130	99	MULTI-USE RES				6	6 of 6	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

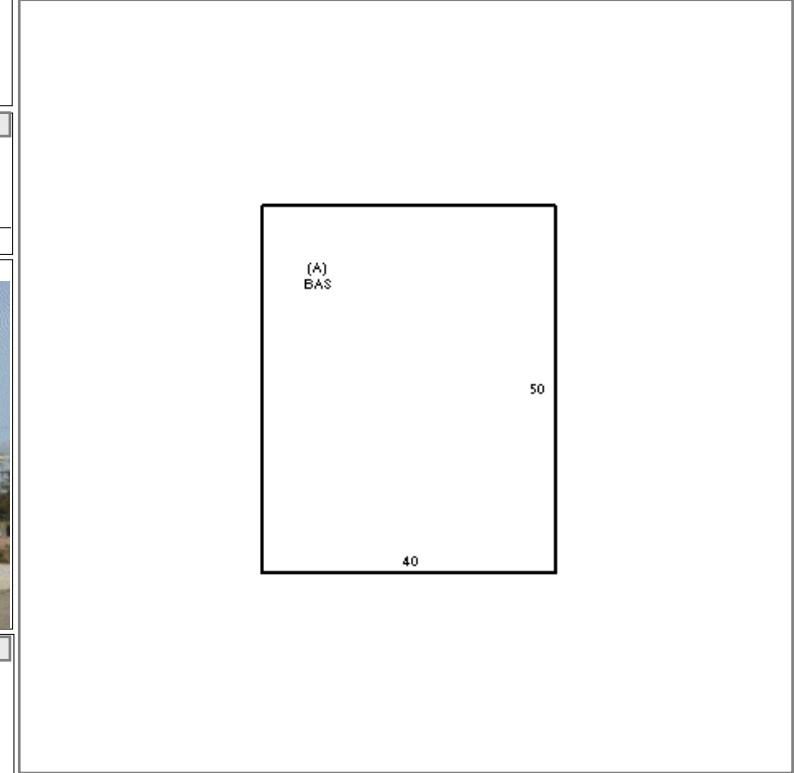
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	573,700	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS  
#318 DRIFTWAY BUILDING F



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2022	JD
MODEL	5		CIM-5	LIST	5/8/2023	EST
STYLE	39	0.83	RESTAURANT [100%]	REVIEW	5/8/2023	EST
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,000	DETAIL ADJ	0.823	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,000	2022	358.56	717,120
\$NLA(RCN)	\$359	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00								
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.00								
STORIES	1	1.00		ROOF COVER	1	ASPH/CMP SHIN	1.00								
% HEATED	100	1.00		FLOOR COVER			1.00								
% AIR COND	100	1.03		INT. FINISH	2	DRYWALL	1.00								
% SPRINKLER	100	1.02		HEATING/COOL	9	WARM/COOL AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	717,120
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	20 uc
ECON	0
DEPR	20 % GD 80
RCNLD	\$573,700