

Key: 7901

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.578

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCBRIEN THOMAS H & MICHELLE 1 CHRISTOPHER LN SCITUATE, MA 02066				13-2-39-0				348 GANNETT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCBRIEN THOMAS H & MICHEL				02/17/2004	F		(104911)				
MCBRIEN THOMAS H & MICHEL				02/17/2004	F		27552-114				
348 GANNETT RD LLC				10/30/1998	F	1	16764-346				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3340	100	SERVICE STATION				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
2003-649		2	ADDITIONS		09/26/2004	SJ	70	70
		2	ADDITIONS	60,000			100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	5,629	C05 1.00	100	1.00	100	1.00	401,900	3.94	100	1.00	C05 1.00	204,600

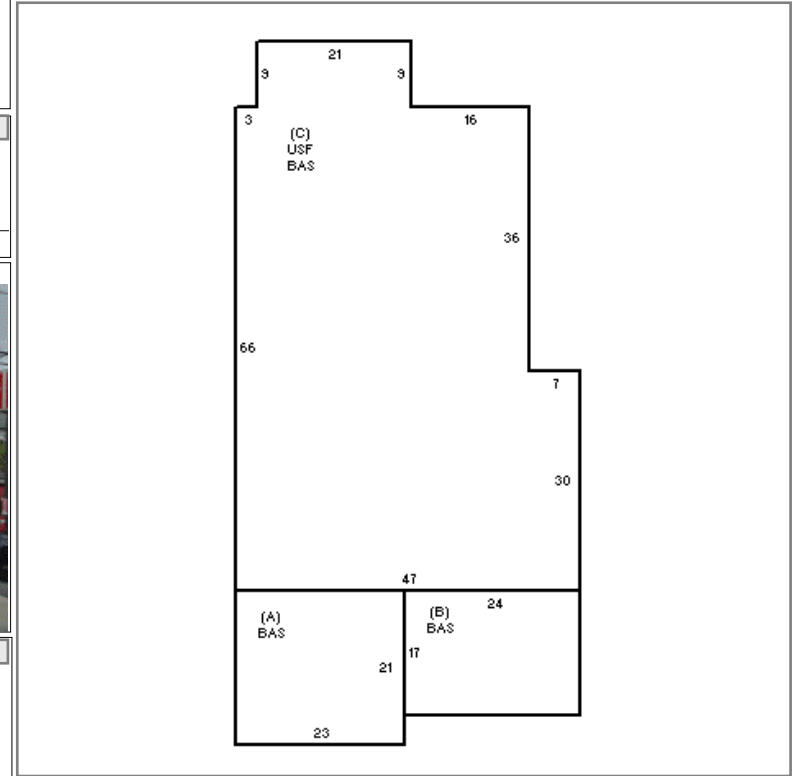
TOTAL	5,619 SF	ZONING	NOTED	FRNT	65	ASSESSED	CURRENT	PREVIOUS
Ngh	5					LAND	204,600	195,800
Inf1	FACTOR 100					BUILDING	699,000	675,200
Inf2	PHY 100					DETACHED	240,800	226,500
						OTHER	0	0
						TOTAL	1,144,400	1,097,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PM6	E	1.80	10 0.90		2	37,049.22	66,700
TN2	E	1.80	10 0.90		8,000	3.42	24,600
TN2	E	1.80	10 0.90		10,000	3.42	30,800
PAV	A	1.00	50 0.50		1,500	3.40	2,600
SP2	E	1.80	10 0.90		32	326.52	9,400
C08	A	1.00	50 0.50		180	19.00	1,700
SPU	S	2.50	SV 1.00		30,000	3.50	105,000



BLDG COMMENTS	MCBRIEN'S DIAG REPAIR & SUPER GAS
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BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	PJK
MODEL	5		CIM-5	LIST	5/5/2011	DF
STYLE	50	0.75	SERVICE STATION [94%]	REVIEW	3/15/2011	DF
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [87%]			



YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	6,969	DETAIL ADJ	0.663
\$NLA(RCN)	\$118	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	4	VINYL	1.00
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	483	1970	118.00	56,993
B	BAS	L	BASE AREA	408	1970	118.00	48,143
C	BAS	L	BASE AREA	3,039	2005	118.00	358,594
C	USF	L	UP-STRY FIN	3,039	1970	118.00	358,594

TOTAL RCN	822,324
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	2007 / 15
COND	15 15%
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$699,000