

Key: 7936

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.612

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN ALAN LLC C/O SHAWN HARRIS PO BOX 395 SCITUATE, MA 02066				49-2-6-0				126 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RYAN ALAN LLC				04/09/2003	G	650,000		24755-13			
WILSON GREGG J TRUSTEE				08/30/2000	O	380,000		18838-96			
YOUNG PAUL F				01/01/1971	XX	3630-608					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				1	1 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15-586	09/08/2015	2	ADDITIONS	80,000	08/23/2016	SJ	100	20
15-586	09/08/2015	2	ADDITIONS	80,000	08/03/2017	SJ	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	C03	1.00	GS1	1.00	100	1.00	301,425	1.00	100	1.00	C03	0.75	301,430
203	A	2,000	C03	1.00	100	1.00	100	1.00	150,750	1.00	100	1.00	C03	0.75	301,500
303	A	10,000	C03	1.00	100	1.00	100	1.00	14,850	1.00	100	1.00	C03	0.75	148,500

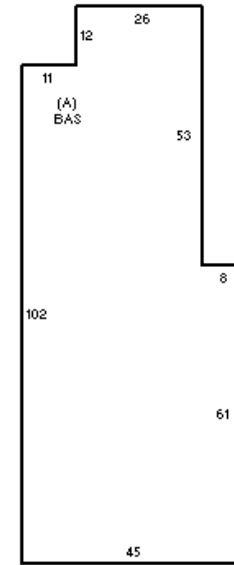
DETACHED

TOTAL	13.000 Acres	ZONING	FRNT	842	ASSESSED	CURRENT	PREVIOUS
Ngh	3	C/W 7 8 10 GAS STATION PHY 100	N O T E	LAND	751,400	715,800	
Infl1				BUILDING	473,200	451,900	
Infl2				DETACHED	337,700	318,500	
				OTHER	487,900	468,000	
				TOTAL	2,050,200	1,954,200	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
LH1	A	1.00	50 0.50		1	1,530.70	800	
SP2	A	1.00	30 0.70	10X12	120	181.40	15,200	
SP2	A	1.00	30 0.70	1 POLE-4X5	20	181.40	2,500	
PAV	A	1.00	50 0.50		10,000	3.40	17,000	
LH2	A	1.00	50 0.50		2	2,404.40	2,400	
C06	A	1.00	50 0.50		850	16.70	7,100	
TN1	E	1.80	10 0.90	2-6000/1-800	20,000	4.14	74,500	
PM6	E	1.80	10 0.90		2	37,049.22	66,700	
QST	V	1.50	20 0.80	19X37	629	17.10	8,600	
SHF	G	1.20	20 0.80		256	14.09	2,900	
SPU	A	1.00	SV 1.00		100,000	1.40	140,000	

BLDG COMMENTS
DRIFTWAY AUTO SALES & SERVICE



BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	PJK
MODEL	5		CIM-5	LIST	5/9/2011	DF
STYLE	51	1.20	AUTO SALES REPR [100%]	REVIEW	5/17/2023	PJK
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	739,425																		
NET AREA	4,574	DETAIL ADJ	1.005	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	4,574	1932	161.66	739,425																				
\$NLA(RCN)	\$162	OVERALL	1.000	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	15	SUSPENDED	0.95																												
				FUEL SOURCE	1	OIL	1.00																												
				<table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td>A</td> </tr> <tr> <td>INTERIOR</td> <td>A</td> </tr> <tr> <td>CDN/APP</td> <td>A</td> </tr> </table>														CONDITION ELEM	CD	EXTERIOR	A	INTERIOR	A	CDN/APP	A										
CONDITION ELEM	CD																																		
EXTERIOR	A																																		
INTERIOR	A																																		
CDN/APP	A																																		
				<table border="1"> <tr> <td>EFF.YR/AGE</td> <td colspan="2">1977 / 45</td> </tr> <tr> <td>COND</td> <td>36</td> <td>36 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> <td></td> </tr> <tr> <td>ECON</td> <td>0</td> <td></td> </tr> <tr> <td>DEPR</td> <td>36</td> <td>% GD 64</td> </tr> <tr> <td>RCNLD</td> <td colspan="2">\$473,200</td> </tr> </table>														EFF.YR/AGE	1977 / 45		COND	36	36 %	FUNC	0		ECON	0		DEPR	36	% GD 64	RCNLD	\$473,200	
EFF.YR/AGE	1977 / 45																																		
COND	36	36 %																																	
FUNC	0																																		
ECON	0																																		
DEPR	36	% GD 64																																	
RCNLD	\$473,200																																		
CAPACITY				UNITS	ADJ																														
STORIES				1	1.00																														
% HEATED				100	1.00																														
% AIR COND				33	1.01																														
% SPRINKLER				0	1.00																														

Key: 7936

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.613

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN ALAN LLC C/O SHAWN HARRIS PO BOX 395 SCITUATE, MA 02066				49-2-6-0				126 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				2	2 of 4	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

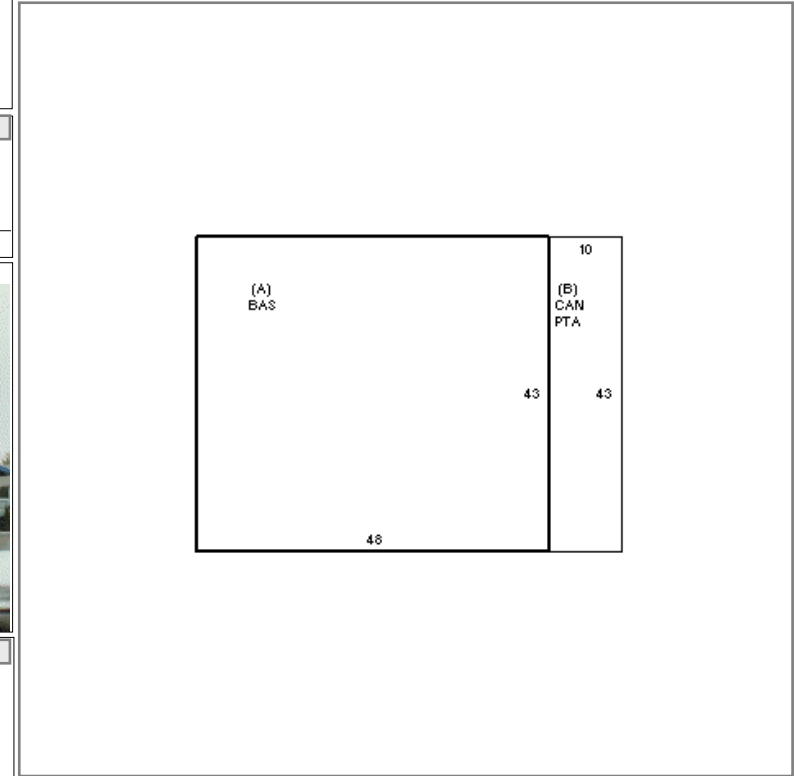
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	203,800	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS
GULF GAS

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	PJK
MODEL	5		CIM-5	LIST	5/9/2011	DF
STYLE	50	0.75	SERVICE STATION [100%]	REVIEW	3/16/2011	DF
QUALITY	G	1.10	GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	1957	SIZE ADJ	1.000
NET AREA	2,064	DETAIL ADJ	0.656
\$NLA(RCN)	\$154	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	2,064	1957	147.90	305,260
EXT. COVER	15	CC - BLOCK	0.98	B	PTA	N	PATIO	430		6.60	2,838
ROOF SHAPE	1	GABLE	1.00	B	CAN	N	CANOPY	430		24.20	10,406
ROOF COVER	8	TAR & GRAVEL	1.00								
FLOOR COVER	9	CONCRETE	0.95								
INT. FINISH	6	MINIMUM	0.95								
HEATING/COOL	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	318,504
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$203,800

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Town of SCITUATE - Fiscal Year 2024

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LEGAL

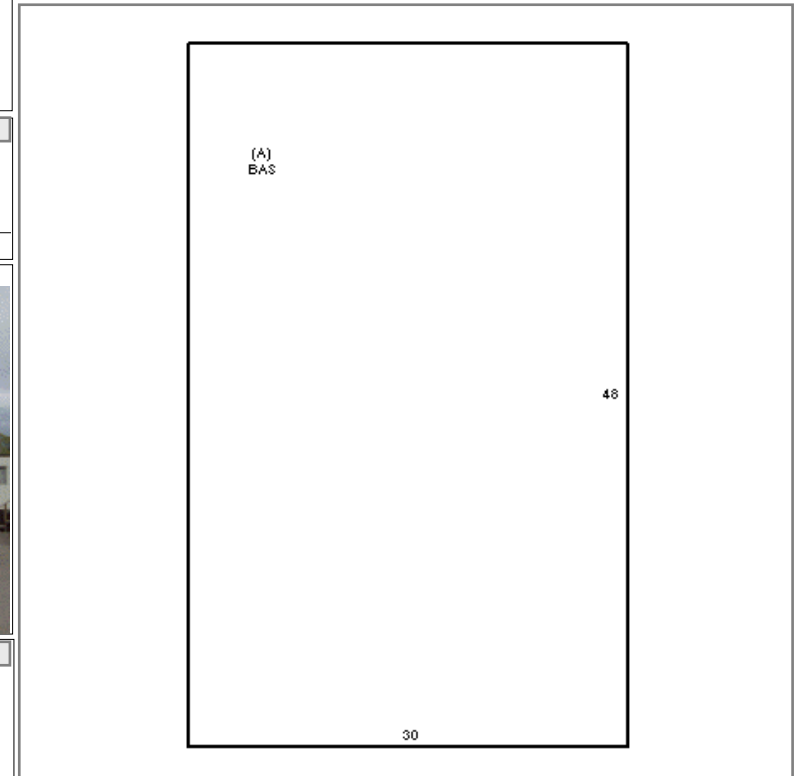
CURRENT OWNER				PARCEL ID				LOCATION			
RYAN ALAN LLC C/O SHAWN HARRIS PO BOX 395 SCITUATE, MA 02066				49-2-6-0				126 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3300	100	AUTO SALES/SERV				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	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	85,700	
Infl1		BUILDING			
Infl2		DETACHED			
			OTHER		
			TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/09/2011

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	PJK
MODEL	5		CIM-5	LIST	5/9/2011	DF
STYLE	52	0.55	SERVICE GARAGE [100%]	REVIEW	3/16/2011	DF
QUALITY	-	0.85	MINUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,440	DETAIL ADJ	0.456	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	1,440	1957	93.00	133,927
\$NLA(RCN)	\$93	OVERALL	1.000	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	15	SUSPENDED	0.95								
				FUEL SOURCE	1	OIL	1.00								

BUILDING

TOTAL RCN	133,927
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	0
DEPR	36 % GD 64
RCNLD	\$85,700

Key: 7936

Town of SCITUATE - Fiscal Year 2024

10/18/2023

5:31 pm

SEQ #: 7.615

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RYAN ALAN LLC C/O SHAWN HARRIS PO BOX 395 SCITUATE, MA 02066		49-2-6-0		126 FIRST PARISH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD
3300	100	AUTO SALES/SERV					4	4 of 4
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	198,400	
Infl1			BUILDING		
Infl2			DETACHED		
			OTHER		
			TOTAL		

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

BUILDING	CD	ADJ	DESC	MEASURE	12/27/2021	PJK
MODEL	5		CIM-5	LIST		
STYLE	58	0.24	UTILITY BLD [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	4	0.98	METAL [100%]			

BLDG COMMENTS

YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	208,870			
NET AREA	6,400	DETAIL ADJ	0.217	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	6,400	2016	32.64	208,870	CONDITION ELEM	CD			
\$NLA(RCN)	\$33	OVERALL	1.000	EXT. COVER	19	PREFAB METAL	1.00									EXTERIOR				
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00									INTERIOR				
STORIES	0	1.00		ROOF COVER	10	METAL	1.00									CDN/APP				
% HEATED	100	1.00		FLOOR COVER	9	CONCRETE	0.95									EFF.YR/AGE	2017 / 5			
% AIR COND	100	1.03		INT. FINISH	5	OTHER	1.00									COND	5 5 %			
% SPRINKLER	0	1.00		HEATING/COOL	9	WARM/COOL AIR	1.00									FUNC	0			
RCNLD				FUEL SOURCE	1	OIL	1.00									ECON	0			
																		DEPR	5 % GD	95
																		RCNLD		\$198,400