

Key: 8006

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.679

LEGALLAND

CURRENT OWNER				PARCEL ID				LOCATION			
CCO HOLDINGS LLC 4 NORTH STREET HINGHAM, MA 02043				53-3-10-F				48-52 NEW DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CCO HOLDINGS LLC				04/30/2021	O	1,600,000	54883-37				
NEW DRIFTWAY 4852 LLC				03/23/2018	V	1,200,000	49620-178				
SO SHORE AUTO PARTS CO				01/01/1965	QS		3123-73				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3250	100	SMALL RETAIL				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
C22-0574	06/02/2022	3	ALTERATIONS	105,000	05/08/2023	JD	100	0
21-1341	10/13/2021	1	NEW CONST	75,000	04/11/2022	JD	100	100
21-1182	08/24/2021	4	DEMO	35,000	04/05/2022	JD	100	100
21-292	06/24/2021	5	SPLIT/SUB/LA		03/15/2022	JD	100	100
21-653	06/17/2021	1	NEW CONST	912,000	05/24/2022	JD	100	85

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	47,718	C05 1.00	350 3.50	100 1.00	1,406,650	1.00	100 1.00	C05	1.00		1,540,920

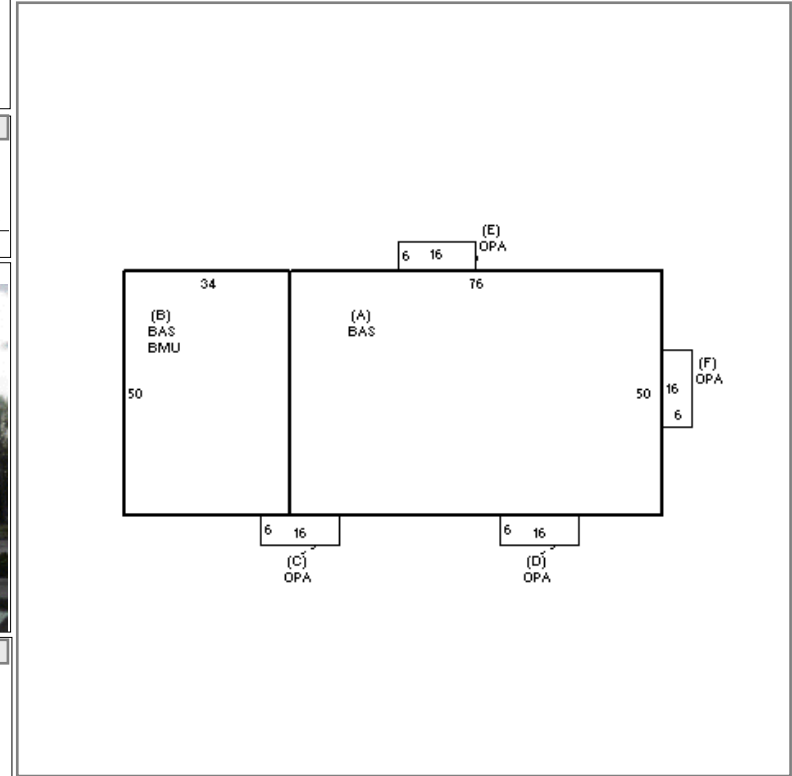
  

TOTAL	1.095 Acres	ZONING	FRNT	169	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE			LAND	1,540,900	1,474,600
Inf1	FACTOR 350				BUILDING	1,628,700	1,322,800
Inf2	PHY 100				DETACHED	490,000	452,100
					OTHER	0	0
					TOTAL	3,659,600	3,249,500

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	V	1.50 10 0.90		2022	19,000	5.10	87,200
SIC	V	1.50 10 0.90	100X24	2022	2,400	62.70	135,400
PM8	V	1.50 10 0.90		2022	4	33,465.30	120,500
SP2	V	1.50 10 0.90		2022	32	272.10	7,800
TN1	V	1.50 10 0.90	4 10000 GAL	2022	40,000	3.45	124,200
S/V	V	1.50 10 0.90	2 ELEC CHARG	2022	10,000	1.65	14,900

PHOTO 05/08/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2022	JD
MODEL	5		CIM-5	LIST	4/11/2022	JD
STYLE	32	0.85	CONVEN. STORE [100%]	REVIEW	5/8/2023	JD
QUALITY	S	2.10	SUPERLATIVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
 DRIFTWAY GENERAL STORE  
 MOBIL GAS  
 LUCKY FINN

YEAR BLT	2022	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,628,660
NET AREA	5,500	DETAIL ADJ	0.843	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	5,500	2022	273.84	1,506,121		
\$NLA(RCN)	\$296	OVERALL	1.000	EXT. COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNF	1,700		58.80	99,960		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	384		58.80	22,579		
				ROOF COVER	1	ASPH/CMP SHIN	1.00										
				FLOOR COVER	5	VINYL	1.00										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$1,628,700
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