

Key: 8007

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.680

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BLUE DOG PROPERTIES LLC 70 FIRST PARISH ROAD NORWELL, MA 02061				53-5-B-0				53 NEW DRIFTWAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLUE DOG PROPERTIES LLC				04/01/2020	QS	1,212,050	52553-233				
HOPEY BARBARA A TRUSTEE				11/21/1997	QS	500,000	15664-138				
DRAKE DAVID F TRUSTEE				01/01/1978	XX		4250-47				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3420	100	MED OFFICE				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS				100	100

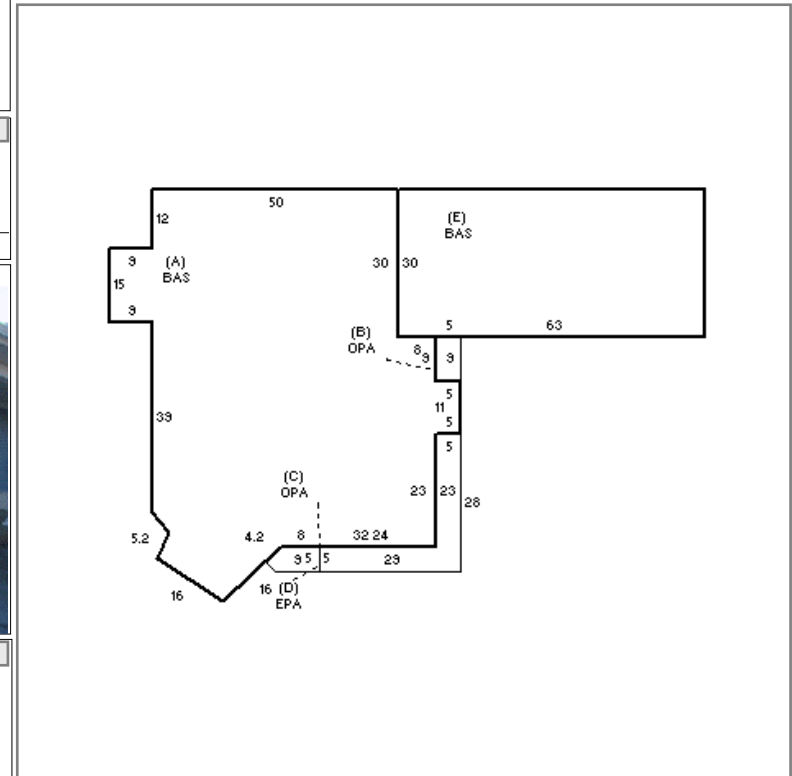
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	27,072	C05 1.00	100	1.00	100	1.00	401,900	1.37	100	1.00	C05 1.00	342,140

TOTAL	27,072 SF	ZONING	FRNT	356	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE	LAND	342,100	327,400		
Inf1	FACTOR 100		BUILDING	931,400	889,400		
Inf2	PHY 100		DETACHED	12,900	12,200		
			OTHER	0	0		
			TOTAL	1,286,400	1,229,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	50 0.50		7,000	3.40	11,900
SW2	E	1.80	20 0.80	4X5	20	65.52	1,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/13/2021	JD
MODEL	5		CIM-5	LIST	5/4/2011	DF
STYLE	25	1.14	MEDICAL OFC [100%]	REVIEW	3/21/2011	DF
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
DRIFTWAY ANIMAL HOSPITAL

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	6,213	DETAIL ADJ	1.115
\$NLA(RCN)	\$187	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	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	2	SLAB	1.00	A	BAS	L	BASE AREA	4,323	1998	185.55	802,151
EXT. COVER	2	CLAPBOARD	1.00	+	OPA	N	OPEN PORCH	305		30.80	9,394
ROOF SHAPE	1	GABLE	1.00	D	EPA	N	ENCL PORCH	49		40.69	1,994
ROOF COVER	1	ASPH/CMP SHIN	1.00	E	BAS	L	BASE AREA	1,890	1974	185.55	350,698
FLOOR COVER	4	TILE	0.98								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOL	9	WARM/COOL AIR	1.00								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	1,164,237
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	2003 / 19
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$931,400