

Key: 8016

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.694

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
DRIFTWAY REALTY LLC C/O GATEWAY DONUT LLC 72 SHARP ST, UNIT A-7 HINGHAM, MA 02043				53-5-32-0				32 NEW DRIFTWAY				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				DRIFTWAY REALTY LLC				04/30/2013	F	1 42998-270		
DRIFTWAY REALTY TR				03/12/2008	F	1 35714-10						
DRIFTWAY REALTY LLC				06/11/2002	QS	560,000	22239-154					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3260	100	RESTAURANTS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-1346	10/15/2021	3	ALTERATIONS	5,200	12/21/2021	PJK	100	100
21-1337	10/13/2021	3	ALTERATIONS	210,000	12/21/2021	PJK	100	100
21-1216	08/31/2021	3	ALTERATIONS	19,900	12/21/2021	PJK	100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
		3	ALTERATIONS		01/15/2004	PJB	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	21,850	C05 1.00	FFD 1.00	100 1.00	401,900	1.58	100 1.00	C05	1.00		318,580

TOTAL	21,850 SF	ZONING	FRNT	198	ASSESSED	CURRENT	PREVIOUS
Ngh	5	NOTE			LAND	318,600	304,900
Infl1	FAST FOOD		LAND	838,200	800,300		
Infl2	PHY 100		DETACHED	52,900	49,900		
			OTHER	0	0		
					TOTAL	1,209,700	1,155,100

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	10 0.90		10,000	3.40	30,600
SP2	S	2.50	10 0.90	MENUE 2021	42	453.50	17,100
SW2	S	2.50	10 0.90	7 X 3 2021	21	91.00	1,700
S/V	A	1.00	SV 1.00	WASTE ENCL	1,500	1.10	1,700
LH1	A	1.00	40 0.60		2	1,530.70	1,800



BLDG COMMENTS

DUNKIN DONUTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/21/2021	PJK
MODEL	5		CIM-5	LIST	12/21/2021	PJK
STYLE	38	1.20	FRANCHISE F. FD [100%]	REVIEW	5/26/2022	PJK
QUALITY	E	1.50	EXCELLENT [100%]			
FRAME	2	1.00	MASONRY [100%]			

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,336	DETAIL ADJ	1.197	FOUNDATION	2	SLAB	1.00
\$NLA(RCN)	\$359	OVERALL	1.000	EXT. COVER	4	VINYL	1.00
				ROOF SHAPE	2	HIP	1.00
				ROOF COVER	1	ASPH/CMP SHIN	1.00
				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

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	2,336	2003	351.20	820,413
	DUW	O	DRIVE-UP WIND	1		17,832.00	17,832

TOTAL RCN	838,245
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
CDN/APP	V
EFF.YR/AGE	2022 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$838,200

