

Key: 1025

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 978

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN ROSEMARY 40 ARBORWAY DR SCITUATE, MA 02066				26-5-34-0				40 ARBORWAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN ROSEMARY				03/12/2013	F		1 42785-303				
SULLIVAN JOHN P & ROSEMAR				01/01/1970	QS		3556-380				
BELLINI CARL A AND ALMA C				01/01/1968	XX		3396-298				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14-245	05/09/2014	3	ALTERATIONS	16,000	09/23/2014	RJM	100	100
97-517	09/04/1997	2	ADDITIONS				100	100

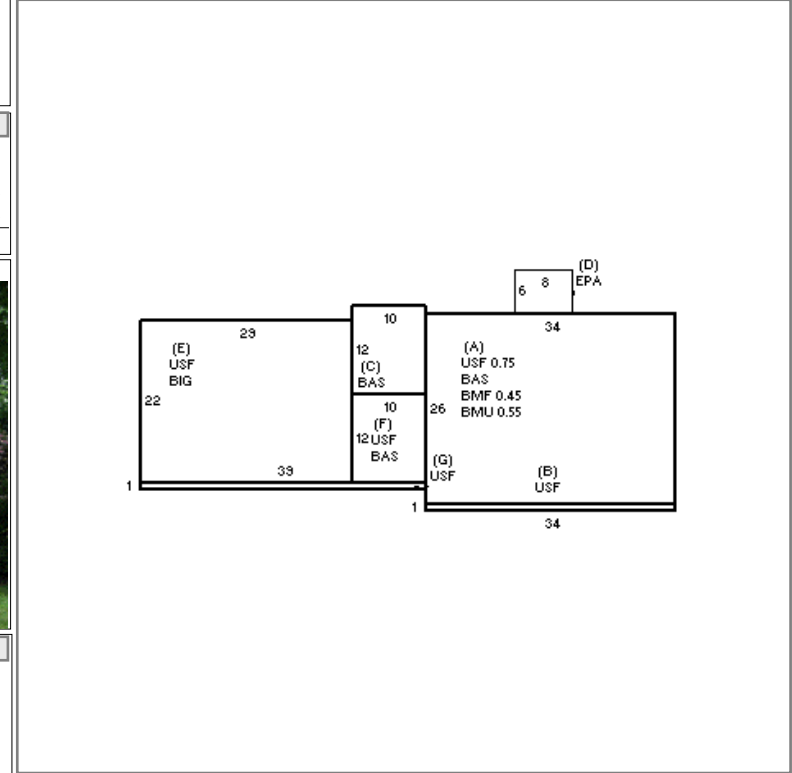
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	24,980	SC	1.00	1.00	1.00	1.00	396,000	1.52	100	1.00	R04 0.90	346,270

DETAILED

TOTAL	24,980 SF	ZONING	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	346,300	332,300
Inf1	FACTOR 100		BUILDING	404,400	381,300		
Inf2	PHY 100		DETACHED	10,800	9,800		
			OTHER	0	0		
TOTAL					761,500	723,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200
S/V	A	1.00	SV 1.00 VINYL STEEL	1974	9,600	1.10	10,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2014	RJM
MODEL	1		RESIDENTIAL	LIST	9/23/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/11/2011	KT
QUALITY	A	1.00	AVERAGE [100%]	OTHER FIX=SINK/SOLAR PANELS		
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	586,068			
NET AREA	2,618	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	486		48.92	23,775	CONDITION ELEM CD				
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	398		68.67	27,332	EXTERIOR				
				ROOF SHAPE	6	SALTBOX	1.00	+	USF	L	UPPER STORY FIN	1,494	1959	178.72	267,005	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,124	1959	196.52	220,894	KITCHEN				
				FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	48		90.21	4,330	BATHS				
				INT FINISH	99	N/A	1.00	E	BIG	N	BUILT-IN GARAGE	638		42.55	27,149	HEAT				
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT				
				FUEL SOURCE	99	N/A	1.00													
																		EFF.YR/AGE	1972 / 50	
																		COND	31 31 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	31 % GD 69	
																		RCNLD	\$404,400	