

Key: 11227

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.675

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION				
SULLIVAN JONATHAN P & JENNY R 78 PHEASANT HILL DR SCITUATE, MA 02066				31-1-5-E				78 PHEASANT HILL DR				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SULLIVAN JONATHAN P & JEN				03/14/2014	QS	845,000	44145-124					
MEEGAN ROBERT G & MICHELL				02/24/2006	QS	982,000	32262-19					
PURITAN HOMES INC				03/15/2005	G	300,000	30156-192					

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	%
05-097	03/24/2005	1	NEW CONST		06/27/2006	SJ	100	100
		7	OTHERS		05/04/2006	SJ	100	100
		5	SPLIT/SUB/LA		04/06/2005	SJ	100	100
		1	NEW CONST	425,000	07/25/2005	SJ	100	100
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	100	1.00	1.00	R04	1.00		404,040
300	A	1.329	WS 1.00	100	1.00	100	1.00	0.80	R05	1.00		21,050

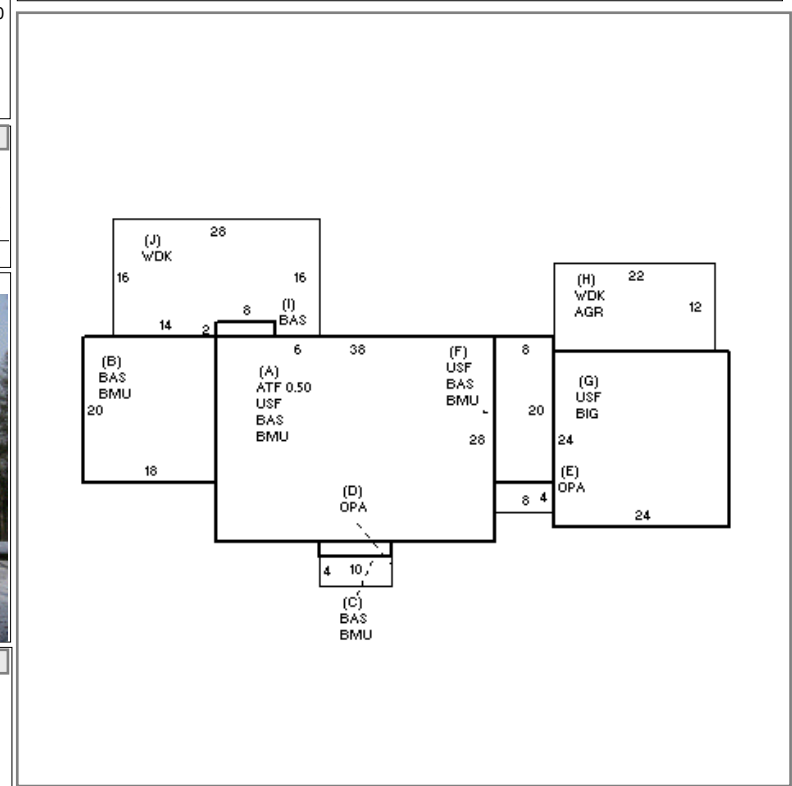
TOTAL	2.246 Acres		ZONING	FRNT	99	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE		NOTE			LAND	425,100	387,500
Inf1	FACTOR 100			BUILDING	959,800	836,300		
Inf2	PHY 100			DETACHED	0	0		
				OTHER	0	0		
				TOTAL		1,384,900	1,223,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/04/2006

BLDG COMMENTS

FY12 QUALITY CHANGE FROM EXC TO VG PER FIELD REVIEW.



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/5/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/1/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,952	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,604		58.94	94,539
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,800	2005	240.22	432,394
				ROOF SHAPE	1	GABLE	1.00	A	ATF	L	ATTIC FINISH	532	2005	170.67	90,797
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	72		72.10	5,191
				FLOOR COVER	13	COMB	1.00	G	BIG	N	BUILT-IN GARAGE	576		57.17	32,929
				INT FINISH	2	DRYWALL	1.00	H	AGR	N	ATT GARAGE	264		55.51	14,654
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	BAS	L	BASE AREA	1,620	2005	264.15	427,928
				FUEL SOURCE	2	GAS	1.00	+	WDK	N	WOOD DECK	696		53.76	37,416
									F11	O	FPL 1S 1OP	1		10,193.40	10,193

TOTAL RCN	1,156,425	
CONDITION ELEM CD		
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE 2005 / 17		
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$959,800	