

Key: 1936

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.860

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN CHARLES E JR & S/O FOUGERE DEBRA & CONROY PAU 85 VERNON RD SCITUATE, MA 02066				30-2-13-S				85 VERNON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOUGERE DEBRA & CONROY PA				03/31/2023	U	610,000	57791-139				
SULLIVAN CHARLES E JR &				01/01/1971	QS		3571-68				
PLIMOUTH PROPERTIES INC				01/01/1970	XX		3547-724				

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	%
17-473	08/17/2023	7	OTHERS		08/17/2023	JD	0	0
01-166	07/24/2017	3	ALTERATIONS	7,049	04/18/2018	JD	100	100
98-108	05/02/2001	3	ALTERATIONS				100	100
90-707	04/02/1998	3	ALTERATIONS				100	100
	11/16/1990	3	ALTERATIONS				100	100

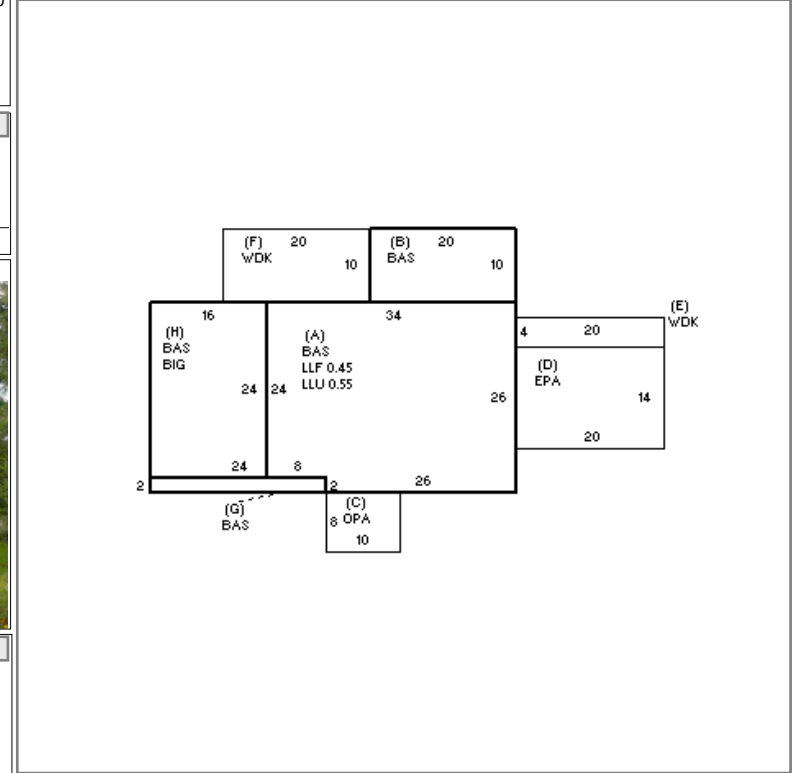
LAND

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	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.002	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	40

TOTAL	40,075 SF	ZONING	W. SCITUATE	FRNT	150	ASSESSED	404,100	CURRENT	367,400	PREVIOUS	307,200
Ngh	W. SCITUATE	NOTE IN M35...	LAND	404,100	367,400						
Inf1	FACTOR 100		BUILDING	340,700	307,200						
Inf2	PHY 100		DETACHED	0	0						
			OTHER	0	0						
TOTAL			744,800	674,600							

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2018	JD
MODEL	1		RESIDENTIAL	LIST	4/18/2018	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1969	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	454,299	
NET AREA	1,891	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	477		57.99	27,662	CONDITION ELEM	CD	
\$NLA(RCN)	\$240	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	391	1969	137.78	53,871	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	+	BAS	L	BASE AREA	1,500	1969	199.75	299,625	INTERIOR		
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	80		51.50	4,120	KITCHEN			
ROOMS	8	1.00	FLOOR COVER	99	N/A	1.00	D	EPA	N	ENCLOSED PORCH	280		90.20	25,256	BATHS			
BEDROOMS	3	1.00	INT FINISH	99	N/A	1.00	+	WDK	N	WOOD DECK	280		38.40	10,752	HEAT			
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	H	BIG	N	BUILT-IN GARAGE	384		48.40	18,586	ELECT			
# 1/2 BATHS	1	1.00	FUEL SOURCE	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347				
TOT FIXTURES	5	\$4,080																
# UNITS	1	1.00																
																EFF.YR/AGE	1990 / 32	
																COND	25 25 %	
																FUNC	0	
																ECON	0	
																DEPR	25 % GD 75	
																RCNLD	\$340,700	