

Key: 2239

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.158

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN JOHN J & LEANA S 64 TOWNSEND ROAD SCITUATE, MA 02066				21-4-27-0				64 TOWNSEND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN JOHN J & LEANA S				04/08/1992	QS	242,500	10887-4				
MORTON ROGER				01/07/1988	XX		8227-310				
MCCAILL WILLIAM J JR & D				01/01/1968	XX		3375-234				

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	%
21-1211	08/30/2021	3	ALTERATIONS	105,500	06/23/2022	JD	100	100
99-270	06/01/1999	6	CYCL GROWTH		06/28/2006		100	100
		2	ADDITIONS				100	100

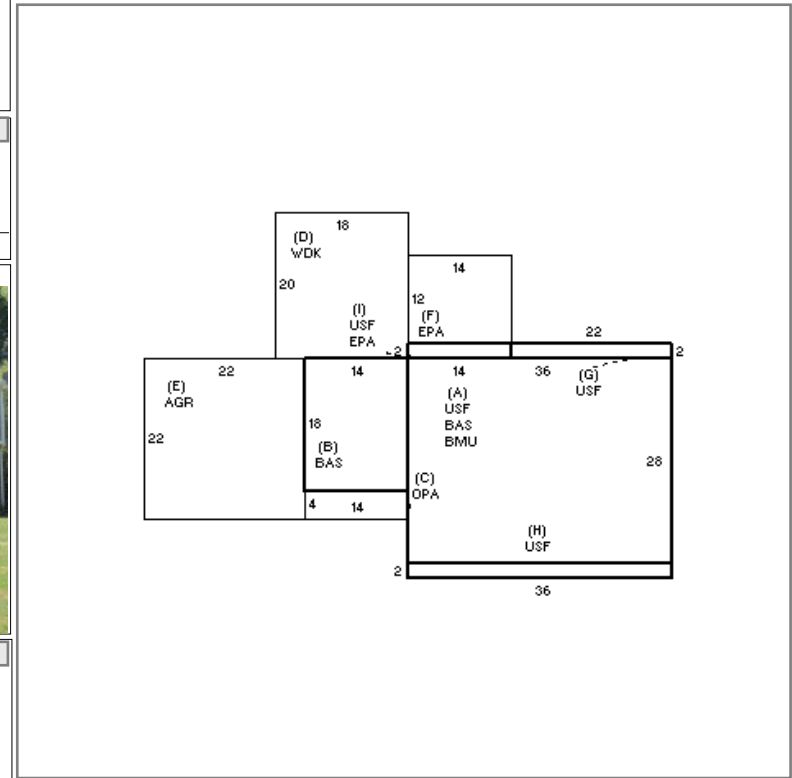
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,876	NS	1.00	100	1.00	100	1.00	R04	1.00		380,440

TOTAL	21,867 SF	ZONING		FRNT	114	ASSESSED	CURRENT	PREVIOUS
Ngh	NO. SCITUATE	NOTE	LAND	380,400	380,400	345,900	
Inf1	FACTOR 100		BUILDING	489,200	489,200	458,600		
Inf2	PHY 100		DETACHED	2,600	2,600	2,500		
			OTHER	0	0	0		
				TOTAL	872,200	872,200	807,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	10 X 12	120	13.93	1,200
SHF	A	1.00	30 0.70	10 X 16	160	12.89	1,400



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	JD
MODEL	1		RESIDENTIAL	LIST	6/23/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BLDG COMMENTS	
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YEAR BLT	1964 <th>SIZE ADJ</th> <td>1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> <th>TOTAL RCN</th> <td>635,282 </td></td>	SIZE ADJ	1.000 <th>ELEMENT</th> <th>CD</th> <th>DESCRIPTION</th> <th>ADJ</th> <th>S</th> <th>BAT</th> <th>T</th> <th>DESCRIPTION</th> <th>UNITS</th> <th>YB</th> <th>ADJ PRICE</th> <th>RCN</th> <th>TOTAL RCN</th> <td>635,282 </td>	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	635,282
NET AREA	2,412	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,008		51.73	52,142	CONDITION ELEM	CD
\$NLA(RCN)	\$263	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,260	1964	219.02	275,959	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	56		56.65	3,172	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	360		42.24	15,206	KITCHEN	G
				FLOOR COVER	24	COMB	1.00	E	AGR	N	ATT GARAGE	484		48.90	23,667	BATHS	G
				INT FINISH	2	DRYWALL	1.00	+	EPA	N	ENCLOSED PORCH	196		99.22	19,447	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	+	USF	L	UPPER STORY FIN	1,152	1964	199.17	229,445	ELECT	A
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063		

EFF.YR/AGE	1994 / 28
COND	24 24 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$489,200