Key: 2819

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2,726

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN TRACY K TR &	22-3-6-F	13 GRAVES AV
SULLIVAN GREGORY W JR TR		
C/O TRACY SULLIVAN TR		
93 SYCAMORE COURT		
BASKING RIDGE, NJ 07920		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN TRACY K TR &	09/25/2020	F		53508-21
SULLIVAN JUDITH A TR	10/28/2009	F	1	37854-278
SULLIVAN GREGORY W	11/18/1997	F	10	15654-335

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

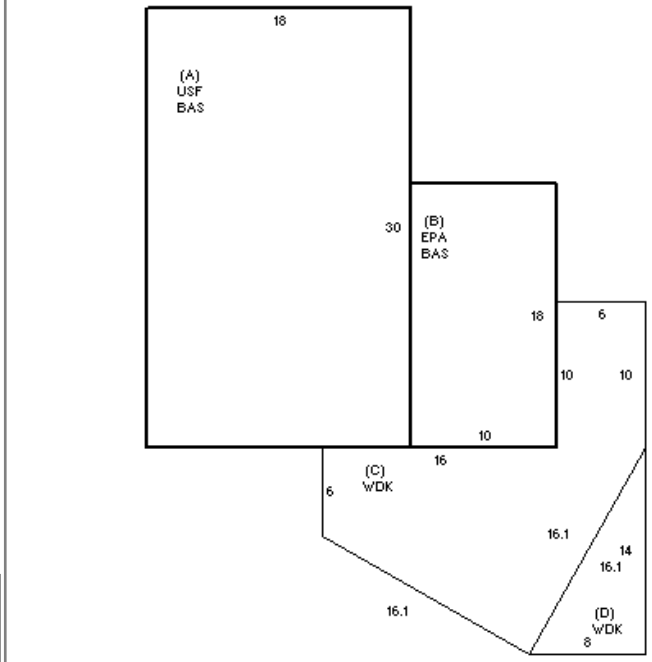
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
93-92	03/01/1992	3	ALTERATIONS				100	100
92-26	01/10/1992	3	ALTERATIONS				100	100
89-585	10/01/1990	3	ALTERATIONS				100	100
89-585	10/01/1989	3	ALTERATIONS				100	100
88-114	03/01/1988	7	OTHERS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,582	NS 1.00	100 1.00	100 1.00	440,000	7.52	100 1.00	R04 1.00			348,190

TOTAL	4,582 SF	ZONING		FRNT	44
Ngh	NO. SCITUATE	NOTE	. . . .		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	348,200	316,500
BUILDING	251,300	226,800
DETACHED	0	0
OTHER	0	0
TOTAL	**599,500**	**543,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/07/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/7/2009	PL
LIST		
REVIEW	2/27/2018	JD

BLDG COMMENTS

ADJ LAND VAL FOR WETLANDS AND ORDER OF CONDITIONS

YEAR BLT	1926	SIZE ADJ	1.000
NET AREA	1,260	DETAIL ADJ	1.198
$NLA(RCN)	$289	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	4	$3,834
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	0.98
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	720	1926	267.44	192,555
A	USF	L	UPPER STORY FIN	540	1926	243.21	131,331
B	EPA	N	ENCLOSED PORCH	180		90.20	16,236
+	WDK	N	WOOD DECK	312		38.40	11,981
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	364,176

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$251,300