

Key: 3457

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.329

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN BRIAN E TR & DONAHUE JOANNE M TR C/O BRIAN SULLIVAN 40 SCIARAPPA WAY TEWSKBURY, MA 01870				34-3-8-0				8 SEVENTH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
SULLIVAN BRIAN E TR & SULLIVAN THERESA A & SULLIVAN THERESA A				12/20/2022	F	(115260)		(115260)			
				10/08/2010	F	1 (115260)		(90583)			
				11/20/1996	A	40,000					

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	%
22-1014	09/28/2022	3	ALTERATIONS	44,006	04/06/2023	JD	100	0
90-698	11/13/1990	2	ADDITIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,860	OS 1.00	100	1.00	100	1.00	418,000	5.94	95	0.95	R08 1.00	334,280

TOTAL	5,881 SF	ZONING	INFL3 - FLOODING ISSUES	FRNT	66	ASSESSED	LAND 334,300	CURRENT	303,900	PREVIOUS	208,300
Ngh	OCEANSIDE	NOTE				BUILDING 0	0		0		0
Infl1	FACTOR 100					DETACHED 0	0		0		0
Infl2	PHY 100					OTHER 0	0		0		0
						TOTAL 542,600		419,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/6/2023	JD
MODEL	1		RESIDENTIAL	LIST	4/6/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	4/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,248	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	624		55.28	34,493
\$NLA(RCN)	\$315	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	624	1932	276.70	172,663
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1932	251.63	157,018
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	192		51.50	9,888
				FLOOR COVER	24	COMB	1.00	C	WDK	N	WOOD DECK	200		38.40	7,680
				INT FINISH	1	PLASTER	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				HEATING/COOLING	9	WARM/COOL AIR	1.03								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	392,947
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	5 Partial Heat/AC
ECON	0
DEPR	47 % GD 53
RCNLD	\$208,300

