

Key: 4670

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.429

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN HENRY D S/O DANDREA REAL ESTATE LLC 608 HATHERLY ROAD SCITUATE, MA 02066				40-11-6-0				88 MARION RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DANDREA REAL ESTATE LLC				08/23/2023	QS	849,900		(135782)			
SULLIVAN TIMOTHY P, MARK				08/14/2023	H			(135745)			
SULLIVAN HENRY D				01/01/1973	QS			(48450)			

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 %
05-105	03/18/2005	7	OTHERS		05/24/2023	JD	100 100
98-85	03/13/1998	3	ALTERATIONS				100 100
		3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,500	OS 1.00	100	1.00	100	1.00	440,000	3.75	100	1.00	R08 1.00	360,200

TOTAL	9,496 SF	ZONING	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 7	LAND	360,200	327,500		
Inf1	FACTOR 100		BUILDING	253,800	164,200		
Inf2	PHY 100		DETACHED	600	14,100		
			OTHER	0	0		
TOTAL				614,600	505,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X8	1916	80	15.97	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/24/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1916	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,208	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	924		48.25	44,580
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	720	1916	216.01	155,525
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,488	1916	237.53	353,444
				ROOF COVER	1	ASPH SHINGLES	1.00	D	WDK	N	WOOD DECK	240		38.40	9,216
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	576,764
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	A
ELECT	A
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$253,800

