

Key: 4867

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.618

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN JOHN M & KERIN 12 BEECH TREE FARM RD SCITUATE, MA 02066				44-3-46-0				12 BEECH TREE FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN JOHN M & KERIN				07/23/2008	QS	798,000	36204-147				
LENEHAN ROBERT A & LEANNE				05/12/2005	QS	837,000	30514-28				
PURITAN HOMES INC				09/13/2004	P	340,000	29049-273				


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	%
22-0335	03/31/2022	3	ALTERATIONS	50,000	07/18/2022	JD	100	100
04-629	09/27/2004	1	NEW CONST	310,000	07/12/2005	SJ	100	100

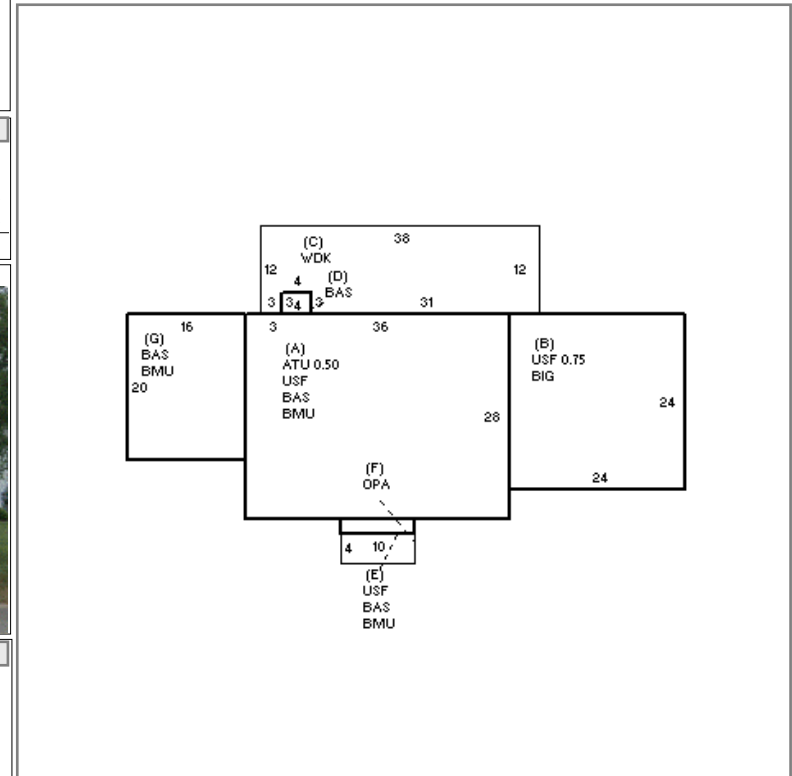
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	SC	1.00	100	1.00	100	1.00	R05	1.10		415,510

TOTAL	19,994 SF	ZONING	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	415,500	377,700		
Inf1	FACTOR 100		BUILDING	828,900	721,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL			TOTAL	1,244,400	1,099,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	07/18/2022
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

INDING

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	931,372
NET AREA	2,820	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,348		61.12	82,391		
\$NLA(RCN)	\$330	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,460	2005	250.17	365,249		
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	504		51.80	26,107		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BIG	N	BUILT-IN GARAGE	576		61.49	35,420		
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	444		53.76	23,870		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,360	2005	275.10	374,130		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	40		72.10	2,884		
				FUEL SOURCE	2	GAS	1.00		FPL	O	FIREPLACE	1		10,938.20	10,938		

CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		A
KITCHEN		V
BATHS		A
HEAT		A
ELECT		A

EFF.YR/AGE	2011 / 11	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89

RCNLD	\$828,900
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