Key: 5488

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,218

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN K; SCOTT J, R,J ,J, & G, P, M, G; SHEPARDSON E 21 WELLESLEY RD SCITUATE, MA 02066	46-7-5-0	21 WELLESLEY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN K; SCOTT J, R,J	06/26/2019	F	1	(124028)
SULLIVAN K; SCOTT J, R,J	09/01/2016	F	1	(124028)
SCOTT ROBERT C	09/01/2016	F	1	(104586)

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

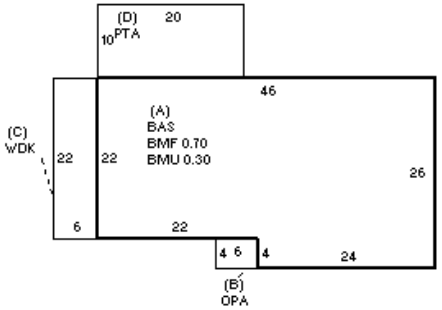
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,720	OS 1.00	100 1.00	100 1.00	528,000	4.07	100 1.00	R05 1.20			430,310

TOTAL	8,720 SF	ZONING		FRNT	198
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	430,300	391,200
BUILDING	207,700	187,500
DETACHED	17,900	17,000
OTHER	0	0
TOTAL	**655,900**	**595,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	60 0.40			200	54.75	4,400
SHF	A 1.00	30 0.70			30	17.03	400
IPG	A 1.00	SV 1.00			300	43.76	13,100

PHOTO 10/21/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/15/2010	PL
LIST	10/15/2010	EST
REVIEW	3/25/2011	ER

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,108	DETAIL ADJ	0.867
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,162
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	332		45.85	15,221
A	BMF	N	BSMT FINISH-SEP	776		64.36	49,943
A	BAS	L	BASE AREA	1,108	1956	200.67	222,347
B	OPA	N	OPEN PORCH	24		51.50	1,236
C	WDK	N	WOOD DECK	132		38.40	5,069
D	PTA	N	PATIO	200		14.90	2,980

TOTAL RCN	300,958
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		$207,700