

Key: 5718

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.444

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN DANIEL B & WENDY L 49 REBECCA RD SCITUATE, MA 02066				46-1-22-0				49 REBECCA RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN DANIEL B & WENDY				09/13/2021	V	777,000	55648-271				
FRANCIS JANICE A				11/07/2002	V		23348-132				
FRANCIS WILLIAM W LE &				10/19/1992	QS		11342-72				

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	%
23-0777	08/31/2023	3	ALTERATIONS	53,000				0 0
22-0431	04/27/2022	3	ALTERATIONS	6,975	07/20/2022	JD	100	100
		7	OTHERS		09/27/2021	JD	100	100
03-374	07/05/2003	3	ALTERATIONS	3,500				
91-622	11/13/1991	3	ALTERATIONS		08/17/2004	SJ	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,531	OS 1.00	100	1.00	660,000	6.28	100	1.00	WF6	1.50	526,470

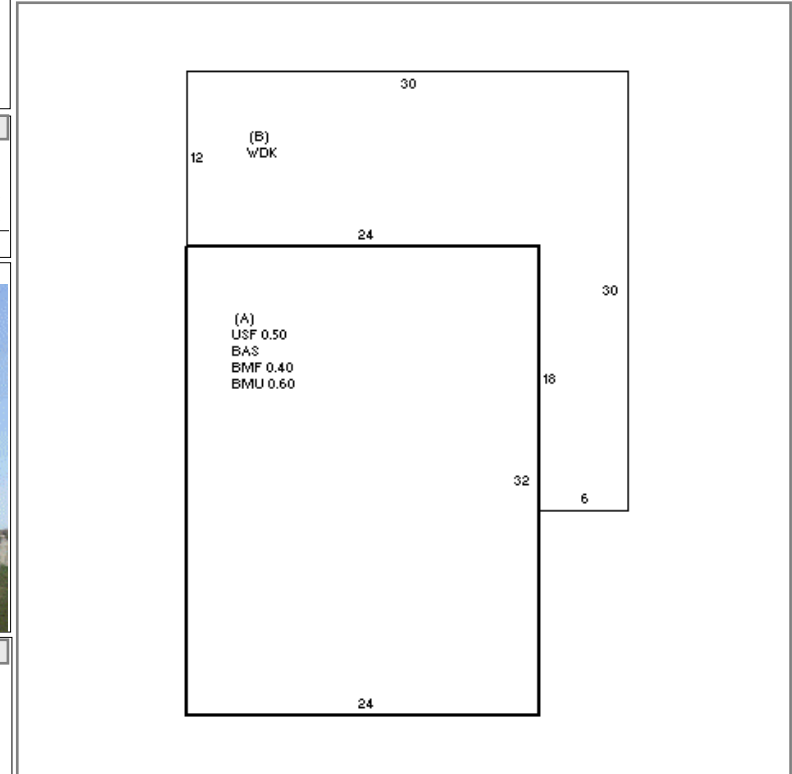
TOTAL	5,531 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	526,500	478,600
Infl1	FACTOR 100		BUILDING	344,400	306,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	870,900	784,800		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/27/2021	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
---------------	-----



BLDG COMMENTS	MLS
---------------	-----

YEAR BLT	1978	SIZE ADJ	1.000
NET AREA	1,152	DETAIL ADJ	1.122
\$NLA(RCN)	\$348	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,962
# UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	400,465
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	461		56.36	25,982	CONDITION ELEM	CD
EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	307		79.12	24,289	EXTERIOR	G
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1978	282.54	216,994	INTERIOR	G
ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	384	1978	256.94	98,667	KITCHEN	V
FLOOR COVER	14	COMB	1.00	B	WDK	N	WOOD DECK	468		42.24	19,768	BATHS	G
INT FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	1		2,740.10	2,740	HEAT	A	
HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,062.90	9,063	ELECT	U	
FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR	1		0.00				

EFF.YR/AGE	2008 / 14
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$344,400