Key: 6270

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,970

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONSILVIO TIMOTHY D & TARYN B PO BOX 895 HANOVER, MA 02339	53-5-18-0	22 FORD PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONSILVIO TIMOTHY D & TAR	10/09/2009	QS	285,000	37798-173
SULLIVAN WILLIAM J &	12/07/2004	F	1	29617-23
SULLIVAN WILLIAM J	12/09/2003	F	1	27190-303

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

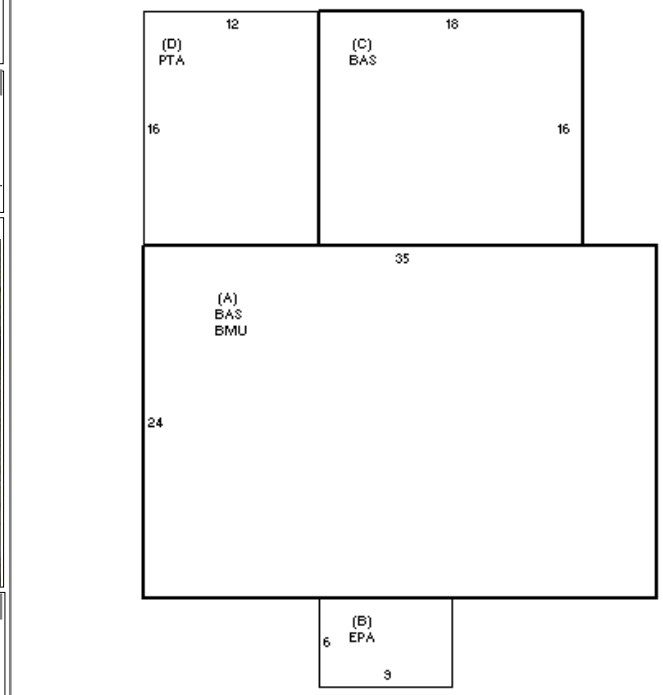
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-613	09/23/2005	2	ADDITIONS	12,000	08/28/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,502	GB 1.00	100 1.00	100 1.00	355,300	2.23	95 0.95	R02 0.85			300,750

TOTAL	16,502 SF	ZONING		FRNT	427
Ngh	GREENBUSH	NOTE	INFL3=COMMUTER RAIL		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	300,800	257,300
BUILDING	192,900	174,000
DETACHED	3,700	3,600
OTHER	0	0
TOTAL	**497,400**	**434,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30			216	54.75	3,500
SHF	A 1.00	30 0.70			20	17.03	200

PHOTO 09/26/2003

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	10/25/2010	PL
LIST	10/25/2010	EST
REVIEW	3/18/2011	ER

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,128	DETAIL ADJ	0.850
$NLA(RCN)	$248	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,040
# 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	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	840		49.72	41,765
B	EPA	N	ENCLOSED PORCH	54		90.20	4,871
+	BAS	L	BASE AREA	1,128	1953	195.66	220,710
D	PTA	N	PATIO	192		14.90	2,861
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	279,528
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		$192,900