Key: 7508

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,182

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN JOHN A TR P. O. BOX 464 HUMAROCK, MA 02047	72-4-9-0	30 POSTSCRIPT LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN JOHN A TR	02/19/2019	F	10	(101462)
SULLIVAN JEAN M & CARLA	06/17/2002	QS	398,500	(101462)
DADDESIO LUCY	01/01/1965	XX		35530-0

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO FAMILY		1	1 of 1

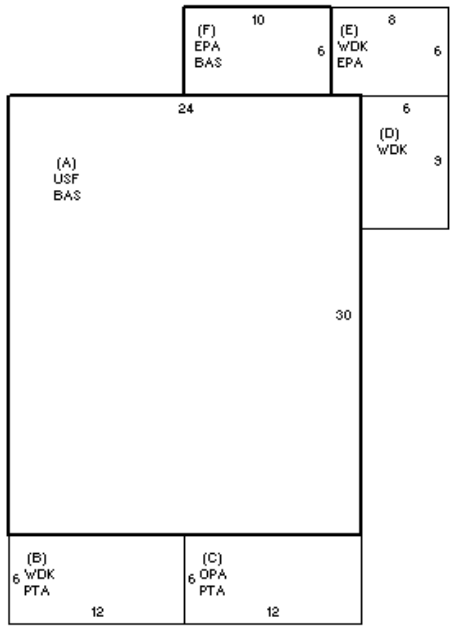
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10-367	08/11/2010	3	ALTERATIONS	4,000	08/10/2011	SJ	100	100
97-205	05/02/1997	3	ALTERATIONS				100	100
93-732	12/13/1993	3	ALTERATIONS				100	100
93-70	02/01/1993	3	ALTERATIONS				100	100
91-897	12/17/1991	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,200	HUM 1.00	100 1.00	100 1.00	550,000	8.18	100 1.00	R08 1.25			433,700

TOTAL	4,182 SF	ZONING		FRNT	51
Ngh	HUMAROCK	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	433,700	394,300
BUILDING	223,800	211,400
DETACHED	7,300	7,000
OTHER	0	0
TOTAL	**664,800**	**612,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70		1992	50	17.03	600
DDK	+ 1.10	10 0.90		2011	280	26.43	6,700

PHOTO 09/19/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/11/2011	SJ
LIST	8/11/2011	EST
REVIEW	3/8/2011	ER

YEAR BLT	1953	SIZE ADJ	1.000
NET AREA	1,500	DETAIL ADJ	0.969
$NLA(RCN)	$216	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,651
# UNITS	2	1.02

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
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
+	BAS	L	BASE AREA	780	1953	207.33	161,717
A	USF	L	UPPER STORY FIN	720	1953	188.54	135,751
+	PTA	N	PATIO	144		14.90	2,146
C	OPA	N	OPEN PORCH	72		51.50	3,708
+	WDK	N	WOOD DECK	174		38.40	6,682
+	EPA	N	ENCLOSED PORCH	108		90.20	9,742

TOTAL RCN	324,397
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		$223,800