

Key: 7691

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.363

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SULLIVAN DOUGLAS R & KIMBERLY 3 VALLEYWOOD RD HOPKINTON, MA 01748				73-6-6-0				11 OCEAN DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SULLIVAN DOUGLAS R & KIMB				05/14/2010	QS	290,000	(114649)				
NARDONE JAMES & ANNE				01/01/1963	QS		(32185)				
JOHNSTON CHARLES S AND JE				01/01/1956	XX		(C00021658)				

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	%
14-210	04/28/2014	7 3	OTHERS ALTERATIONS	10,000	06/13/2023 06/17/2014	JD MR	100 100	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	5,000	HUM	1.00	100	1.00	100	1.00	534,600	6.92	90	0.90	WV3	1.35		424,600

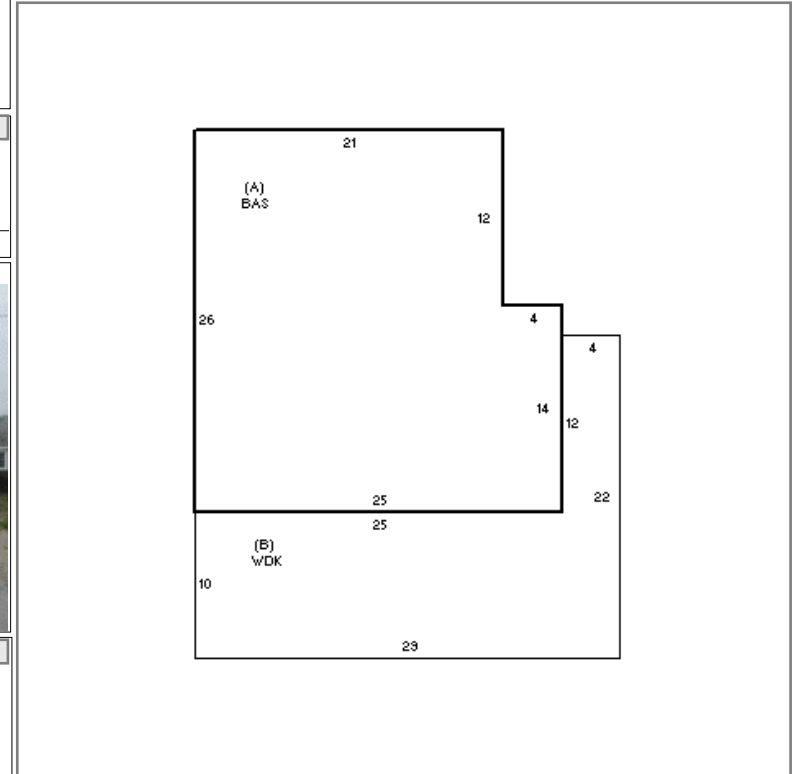
TOTAL	5,009 SF	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	HUMAROCK	NOTE			LAND	424,600	386,000
Inf1	FACTOR 100		BUILDING	70,100	29,200		
Inf2	PHY 100		DETACHED	1,000	0		
			OTHER	0	0		
					TOTAL	495,700	415,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	30 0.70	8X12		96	14.95	1,000



BUILDING	CD	ADJ	DESC	MEASURE	6/13/2023	JD
MODEL	1		RESIDENTIAL	LIST	6/13/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	7/1/2014	TD
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	602	DETAIL ADJ	0.686	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	602	1949	177.65	106,946
\$NLA(RCN)	\$201	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	WDK	N	WOOD DECK	338		34.56	11,681
				ROOF SHAPE	1	GABLE	1.00		ODS	O	OUT DOOR SHOWER	1		828.00	828
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	14	COMB	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	13	NONE	0.85								
				FUEL SOURCE	8	NONE	1.00								



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				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	13	NONE	0.85
				FUEL SOURCE	8	NONE	1.00

TOTAL RCN	120,937
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	
ELECT	A
EFF.YR/AGE	1965 / 57
COND	42 42 %
FUNC	0
ECON	0
DEPR	42 % GD 58
RCNLD	\$70,100