



Property Information

Request Information

Update Information

File#:	BS-X01661-7909302997	Requested Date:	06/04/2024	Update Requested:
Owner:	ESTATE OF GREGORY SHEEHAN	Branch:		Requested By:
Address 1:	74 E SHORE DR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	EAST LYME, CT	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per Town of East Lyme Department of Zoning there are no Code Violation cases on this property.

Collector: Town of East Lyme
Payable Address: 108 Pennsylvania Ave, Niantic, CT 06357
Business# (860) 691-4114

PERMITS Per Town of East Lyme Building Department there are Open Permits on this property.

1. Permit Number: B210324-1
Permit Type: Electric
2. Permit Number: B210406-9
Permit Type: Electric

Collector: Town of East Lyme
Payable Address: 108 Pennsylvania Ave, Niantic, CT 06357
Business# (860) 691-4114

SPECIAL ASSESSMENTS Per Town of East Lyme Tax Collector there are no Special Assessments/liens on the property.

Collector: East Lyme Tax Collector
Payable Address: 108 Pennsylvania Ave Niantic, CT 06357
Business # 860-739-6931, ext 1155

DEMOLITION NO

UTILITIES Water & Sewer:
Account #: 627500-0
Payment Status: PAID
Status: Pvt & Non-Lienable
Amount: \$0.00
Good Thru: 11/01/2024
Account Active: Yes
Collector: ELWS
Payable Address: 108 Pennsylvania Ave Niantic, CT 06357
Business # 860-691-4104

Garbage:
Garbage bills are included in the Real Estate Property taxes.

74 E SHORE DR BPBC

Location 74 E SHORE DR BPBC

Mblu 05.19/ 36/ / /

Acct# 006275

Owner RICKETSON MARIBETH SHEEHAN ETAL

Assessment \$569,380

Appraisal \$813,400

PID 205

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$191,400	\$622,000	\$813,400
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$133,980	\$435,400	\$569,380

Owner of Record

Owner RICKETSON MARIBETH SHEEHAN ETAL
Co-Owner
Address 74 E SHORE DR
 NIANTIC, CT 06357

Sale Price \$0
Certificate
Book & Page 1041/413
Sale Date 10/28/2020
Instrument 04

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHEEHAN GREGORY M ETAL	\$0		0800/0529	04	04/28/2008
SHEEHAN GREGORY M TR	\$0		0515/0031	04	12/28/2000
SHEEHAN GREGORY M ET AL	\$0		0515/0028	08	12/28/2000
RICKETSON MARIBETH MAHON	\$0		0493/0552	08	12/30/1999

Building Information

Building 1 : Section 1

Year Built: 1945
Living Area: 1,642
Replacement Cost: \$261,651
Building Percent Good: 72
Replacement Cost
Less Depreciation: \$188,400

Building Attributes

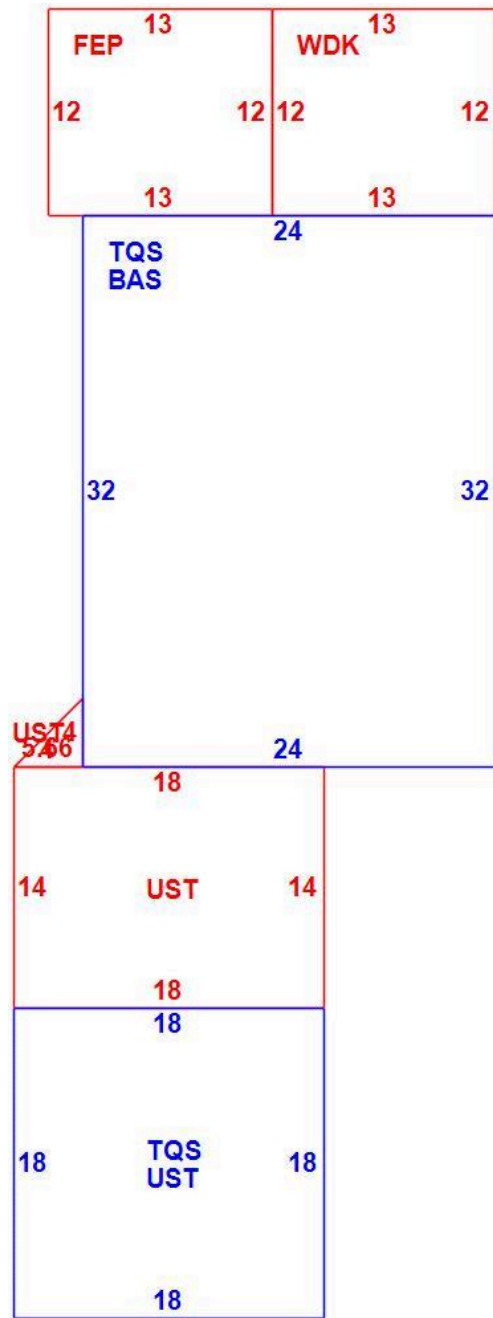
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	Above Ave
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/EastLymeCTPhotos//0027/P1020330_27)

Building Layout



(ParcelSketch.ashx?pid=205&bid=213)

Building Sub-Areas (sq ft)	Legend
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Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	1,092	874
BAS	First Floor	768	768
FEP	Porch, Enclosed, Finished	156	0
UST	Utility, Storage, Unfinished	584	0
WDK	Deck, Wood	156	0
		2,756	1,642

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$2,200	1

Land

Land Use

Use Code 1010
Description Single Fam M-01
Zone R12
Neighborhood 0090
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.17
Frontage 0
Depth 0
Assessed Value \$435,400
Appraised Value \$622,000

Outbuildings


Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			96.00 S.F.	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$191,400	\$622,000	\$813,400
2020	\$131,700	\$539,100	\$670,800
2019	\$131,700	\$539,100	\$670,800

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$133,980	\$435,400	\$569,380
2020	\$92,190	\$377,370	\$469,560
2019	\$92,190	\$377,370	\$469,560

FW: BS-X01661-7909302997 / 74 EAST SHORE DR - Requesting for Code Violation

 3 attachments (295 KB)

Final_Insp_Rpt_(no_checklist).pdf; 0640_001.pdf; 0641_001.pdf;

74 EAST SHORE DRIVE

From: Janet Sutherland <jsutherland@eltownhall.com>

Sent: Monday, June 10, 2024 9:05 PM

Subject: RE: BS-X01661-7909302997 / 74 EAST SHORE DR - Requesting for Code Violation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

74 East Shore Drive has no open violations or building fines due. There are two open permits from 2021 attached here. Permit B210324-1 had no inspections. Permit B210406-9 needs a final inspection to close.

This property is located in the Black Point Beach Club district which has separate Zoning from the Town. The Zoning Official for this district is Jim Ventres and here is his information:

Jim Ventres

BPZoning@gmail.com

860-819-1760

Copies of public records are 50cents per page, so the total for your request is \$1.50. Please send a check made payable to Town of East Lyme to the following address:

Building Department
108 Pennsylvania Ave
Niantic, CT 06357

Please let me know if you have any questions.

Thank you,

Janet Sutherland
Administrative Assistant
Land Use Department
Town of East Lyme

108 Pennsylvania Ave
Niantic, CT 06357
(860) 691-4114

Sent: Friday, June 7, 2024 4:43 PM

To: Janet Sutherland <jsutherland@eltownhall.com>

Subject: BS-X01661-7909302997 / 74 EAST SHORE DR - Requesting for Code Violation

You don't often get email from praveen.immanuel@stellaripl.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello ,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 74 EAST SHORE DRIVE NIAN TIC New London CT 06357

Parcel: 0716

Owner: ESTATE OF GREGORY SHEEHAN

Please advise if there are any Code Violation or fines due that needs attention currently.

DISCLAIMER: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. (iv) The recipient should check this email and any attachments for the presence of malware. The company accepts no liability for any damage caused by any Malware transmitted by this email.

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Town of East Lyme
Building Department
PO Drawer 519, 108 Pennsylvania Ave
Niantic, Connecticut 06357
Ph: (860) 691-4114 Fax: (860) 691-0351

Final Inspection Report

Location: 74 E SHORE DR BPBC
Building Permit No.: B210406-9
Owner: RICKETSON MARIBETH SHEEHAN ETAL
Type of Work: R- 15 in all opened walls
Special Conditions: Misc electric re-wiring and repair thru-out
Ok to close walls
Call for final
Construction Code Edition: 2009 IBC
Sprinklers: No

A final inspection has been completed on . All of the inspections meet the Uniform Construction Code requirements as applicable to the type of work.

Ed Scarpati
Building Inspector

TOWN OF EAST LYME BUILDING PERMIT APPLICATION

Town of East Lyme Building Department
 108 Pennsylvania Avenue PO Box 519
 Niantic, CT 06357
 (860) 691-4114 (860) 691-0351 Fax

Building Permit No: B210420-18

Date of Application: 4/9/2021

Commercial or Residential 2
 and/OR
HVAC Electrical Plumbing

Job Location: 74 East Shore Dr

Description of Work to Be Performed: Add Can Lights to Kitchen

Remove Some BX on Second Floor
(Modifications/changes to approved plans must be submitted to ALL departments **PRIOR TO CONSTRUCTION**.)

Property Owner's Name: MAKIBETH RICKETSON

Property Owner's Address/Phone: 74 East Shore Dr

Contractor's Name: Jamco Electric LLC

Home Improvement Reg. # / New Home Contractor #: E1 # 0193664

Contractor's Mailing Address: P.O. Box 205 Niantic ct 06357

Contractor's Phone/Cell/Email: John @ jamcoelectric.com

Construction Information:

Check appropriate box:

Use Group:	Municipal Water:	
Construction Type:	Well Water:	
Number of Stories:	Private Septic:	
Sq. Ft. of Floor Area per Story:	Municipal Sewer:	
Flood Plain:	Heating System: Yes or No	

IF PROPERTY IS SERVED BY PRIVATE SEPTIC, PLEASE SUBMIT A COPY OF ALL PLANS TO THE LEDGE LIGHT HEALTH DISTRICT, LOCATED WITHIN THE BUILDING OFFICE.

CERTIFICATION: I hereby certify that: _____ I am the owner of record of the named property or _____ that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations and ordinances. All information contained within is true and accurate to the best of my knowledge and belief.

Printed name of Applicant: John C. Jorgensen

Applicant Address: P.O. Box 205 Niantic ct 06357

Applicant Phone/Cell/Email: John @ jamcoelectric.com

Applicant Signature: Date: 4/9/21

Commercial or Residential – Check Trade Permits Included:

ELEC _____ PLMB _____ HVAC _____ SPR _____

CRS # _____

# 2103	Estimated Value of Work: \$ <u>2k</u>
	Permit Fee <u>50.00</u>
	State Educat: <u>52</u>
	Total: <u>50.52</u>

Approved by:

Date: 04/12/21 Rev. 11/2010

TOWN OF EAST LYME BUILDING PERMIT APPLICATION

Building Permit No: B210324-1

Date of Application: 3/24/21

Town of East Lyme Building Department
108 Pennsylvania Avenue PO Box 519
Niantic, CT 06357
(860) 691-4114 (860) 691-0351 Fax

Commercial or Residential
and/OR
HVAC Electrical Plumbing

Job Location: 74 East Shore Drive Niantic BPBC

Description of Work to Be Performed: Strip roof to sheathing, re-shingle.* See attached work up *

(Modifications/changes to approved plans must be submitted to ALL departments **PRIOR TO CONSTRUCTION.**)

Property Owner's Name: Meghan Sheehan

Property Owner's Address/Phone: 74 East Shore Drive (781-726-3319)

Contractor's Name: Caro's Remodeling LLC

Home Improvement Reg. # / New Home Contractor #: CT HIC # 0610195

Contractor's Mailing Address: 11 Albacore Drive, Waterford, CT, 06385

Contractor's Phone/Cell/Email: 860 917 6980, SCaro2002@gmail.com

Construction Information:

Check appropriate box:

Use Group:	Municipal Water:	
Construction Type:	Well Water:	
Number of Stories:	Private Septic:	
Sq. Ft. of Floor Area per Story:	Municipal Sewer:	
Flood Plain:	Heating System: Yes or No	

IF PROPERTY IS SERVED BY PRIVATE SEPTIC, PLEASE SUBMIT A COPY OF ALL PLANS TO THE LEDGE LIGHT HEALTH DISTRICT, LOCATED WITHIN THE BUILDING OFFICE.

CERTIFICATION: I hereby certify that: _____ I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations and ordinances. All information contained within is true and accurate to the best of my knowledge and belief.

Printed name of Applicant: Sean Caro

Applicant Address: 11 Albacore Drive, Waterford, CT, 06385

Applicant Phone/Cell/Email: 860 917 6980 SCaro2002@gmail.com

Applicant Signature: [Signature] Date: 3/18/21

Commercial or Residential – Check Trade Permits Included:

ELEC _____ PLMB _____ HVAC _____ SPR _____

CRS # _____

Estimated Value of Work: \$	<u>14,000</u>
Permit Fee: \$	<u>110</u>
State Education Fee: \$	<u>2,860</u>
Total: \$	<u>112,860</u>

#1402

Approved by: [Signature]

Date: 03/30/21