

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

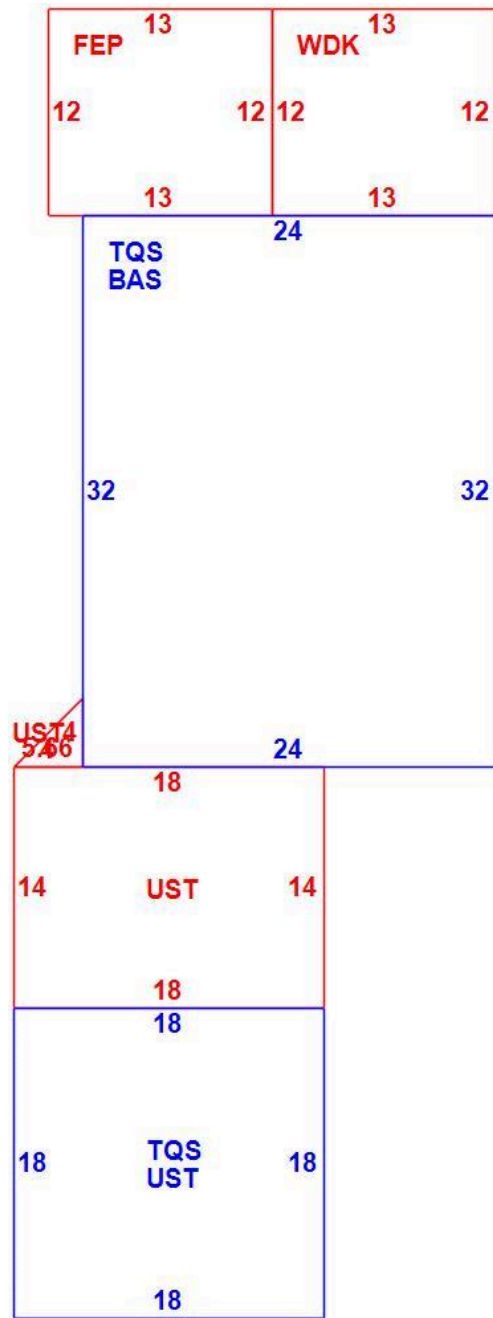
| Field | Description |
|--------------------|----------------|
| Style: | Cape Cod |
| Model | Residential |
| Grade: | Above Ave |
| Stories: | 1 3/4 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| 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 |
|-----------------------------------|---------------|

| 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 |