

Key: 2578

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.485

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARDSON GEORGE & DEBRA PO BOX 195 MINOT, MA 02055				5-3-72-0				5 TILDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RICHARDSON GEORGE & DEBRA				08/21/2000	QS	129,000		18803-31			
C J ROBINSON TRUSTEE				11/09/1999	H	40,000		18028-171			
GRAHAM PETER J & MARY M				01/01/1957	XX	2501-164					

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	%
07-580	09/25/2007	3	ALTERATIONS	10,000	08/22/2008	SJ	100	100

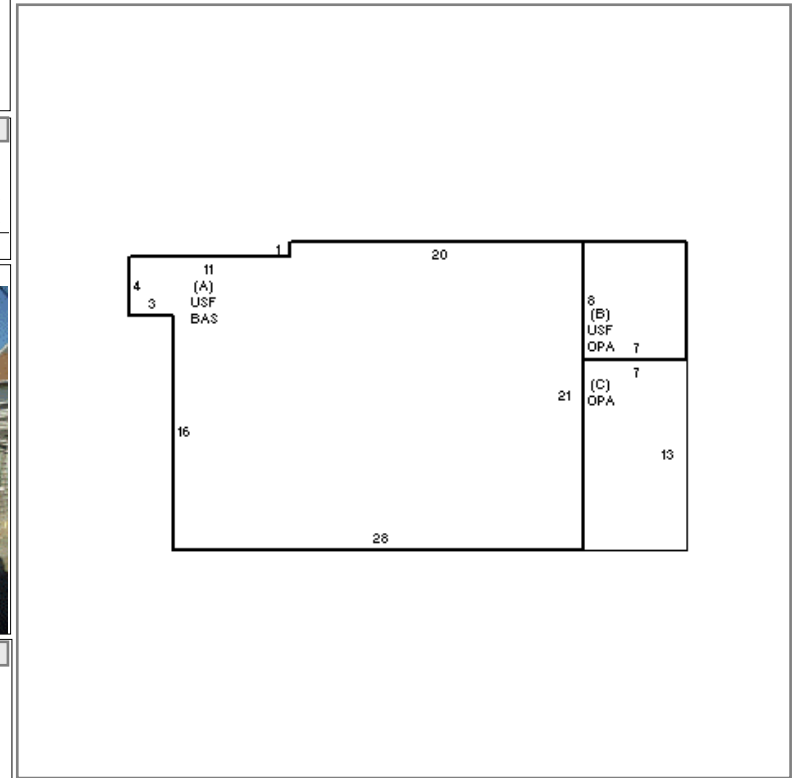
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	1,158 MB	1.00	100	1.00	440,000	28.32	100	1.00	R08	1.00	331,300

TOTAL	1,176 SF	ZONING	FRNT	41	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE INFL3 REMOVED (FY12)	LAND	331,300	301,200		
Infl1	FACTOR 100		BUILDING	66,300	62,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	397,600	363,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/7/2015	
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/30/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
FY12 STYLE CHANGE FROM CONV TO COTT/BUNG PER FIELD REVIEW.

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YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	207,248
NET AREA	1,240	DETAIL ADJ	0.833	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	592	1900	168.15	99,545	CONDITION ELEM	CD
\$NLA(RCN)	\$167	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	648	1900	152.92	99,089	EXTERIOR	
				ROOF SHAPE	99	N/A	1.00	+	OPA	N	OPEN PORCH	147		46.35	6,814	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	
				FLOOR COVER	99	N/A	1.00									BATHS	
				INT FINISH	99	N/A	1.00									HEAT	
				HEATING/COOLING	99	N/A	1.00									ELECT	
				FUEL SOURCE	99	N/A	1.00										
																EFF.YR/AGE	1952 / 70
																COND	64 64 %
																FUNC	4 PARTIAL HEAT
																ECON	0
																DEPR	68 % GD 32
																RCNLD	\$66,300