

Key: 2579

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.486

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RICHARDSON GEORGE D & DEBRA F PO BOX 195 MINOT, MA 02055				5-3-71-0				3 TILDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RICHARDSON GEORGE D & DEB				10/20/1980	QS	4914-458		2787-10			
URICH KATHRYN L				01/01/1961	XX	2787-10		2787-8			
MCLAUGHLIN DENIS				01/01/1961	XX	2787-8					

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	%
21-1012	07/09/2021	3	ALTERATIONS	6,000	05/19/2022	JD	100	100
		3	ALTERATIONS		06/10/2009	SJ	100	100
		3	ALTERATIONS		08/22/2008	SJ	100	100
91-710	11/22/1991	3	ALTERATIONS	1,500			100	100
		6	CYCL GROWTH				100	100

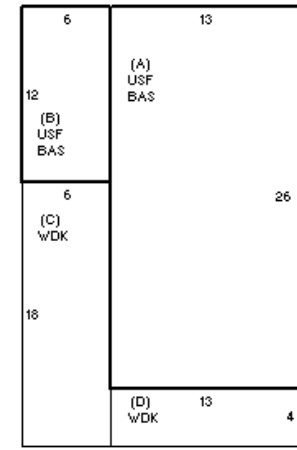
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	752 MB	1.00	100	1.00	100	1.00	440,000	32.00	100	1.00	R08 1.00	243,070

TOTAL	752 SF	ZONING	FRNT	47	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE INFL3 REMOVED (FY12)			LAND	243,100	221,000
Inf1	FACTOR 100		BUILDING	129,500	115,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					<b>TOTAL</b>	<b>372,600</b>	<b>336,200</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/19/2022	JD
MODEL	1		RESIDENTIAL	LIST	5/19/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/30/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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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	223,234		
NET AREA	820	DETAIL ADJ	1.198	FOUNDATION	1	PIER	0.98	+	BAS	L	BASE AREA	410	1900	274.79	112,663	CONDITION ELEM	CD		
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	410	1900	249.89	102,454	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	160		34.56	5,530	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00									KITCHEN	F		
				FLOOR COVER	24	COMB	1.00									BATHS	F		
				INT FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1965 / 57
																		COND	42 42 %
																		FUNC	0
																		ECON	0
																		DEPR	42 % GD 58
																		RCNLD	\$129,500