

Key: 4424

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.193

LEGALS

LAND

DETACHED

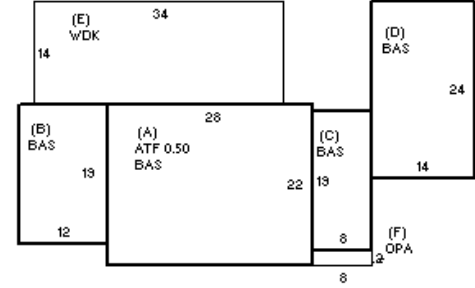
BUILDING

| CURRENT OWNER  |   |          |         | PARCEL ID  |      |            |              | LOCATION        |      |     |            |           |
|--|---|----------|---------|------------|------|------------|--------------|-----------------|------|-----|------------|-----------|
| TOOMEY LIAM O'DONOVAN & ANNE MCLEAN<br>41 RICHFIELD RD<br>SCITUATE, MA 02066 |   |          |         | 39-12-20-0 |      |            |              | 41 RICHFIELD RD |      |     |            |           |
| TRANSFER HISTORY   |   |          |         | DOS        | T    | SALE PRICE | BK-PG (Cert) |                 |      |     |            |           |
| TOOMEY LIAM O'DONOVAN & RILEY BRENDA J                                       |   |          |         | 12/23/2020 | O    | 491,000    | (131316)     |                 |      |     |            |           |
| BREEN PAULA E  |   |          |         | 05/26/2011 | QS   | 295,000    | (116061)     |                 |      |     |            |           |
|  |   |          |         | 06/19/2009 | QS   | 300,000    | (113423)     |                 |      |     |            |           |
| CD   | T | AC/SF/UN | Ngh     | Inf1       | Inf2 | ADJ BASE   | SAF          | Inf3            | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100  | S | 10,000   | OS 1.00 | 100        | 1.00 | 440,000    | 3.58         | 100             | 1.00 | R03 |            | 361,190   |

| 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    | %   |
| 21-312 | 03/30/2021 | 3             | ALTERATIONS | 135,000 | 05/12/2021 | JD | 100    | 50  |
| 21-312 | 03/30/2021 | 3             | ALTERATIONS | 135,000 | 10/13/2021 | JD | 100    | 100 |
| 01-630 | 11/05/2001 | 3             | ALTERATIONS |         |            |    | 100    | 100 |

| TOTAL | 10,000 SF  | ZONING |  | FRNT | 85 | ASSESSED     | CURRENT        | PREVIOUS       |
|-------|------------|--------|--|------|----|--------------|----------------|----------------|
| Ngh   | OCEANSIDE  | NOTE   |  |      |    | LAND         | 361,200        | 328,400        |
| Inf1  | FACTOR 100 |        |  |      |    | BUILDING     | 321,200        | 286,000        |
| Inf2  | PHY 100    |        |  |      |    | DETACHED     | 4,900          | 4,700          |
|       |            |        |  |      |    | OTHER        | 0              | 0              |
|       |            |        |  |      |    | <b>TOTAL</b> | <b>687,300</b> | <b>619,100</b> |

| TY  | QUAL | COND | DIM/NOTE     | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|--------------|------|-------|-----------|-------|
| HTB | A    | 1.00 | 30 0.70      |      | 1     | 5,181.80  | 3,600 |
| SHF | A    | 1.00 | 10 0.90 8X12 | 2021 | 96    | 14.95     | 1,300 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/12/2021  | JD |
|----------|----|------|-------------------|---------|------------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/12/2021  | JD |
| STYLE    | 4  | 1.10 | CAPE [100%]       | REVIEW  | 10/13/2021 | JD |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |            |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |            |    |

BLDG COMMENTS  
MLS

| YEAR BLT   | 1934  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION   | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 391,703    |           |      |    |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|-----------|------|----|
| NET AREA   | 1,640 | DETAIL ADJ | 1.133 | FOUNDATION      | 3  | CONT WALL     | 1.00 | + | BAS | L | BASE AREA       | 1,332 | 1934 | 237.64    | 316,539 | CONDITION ELEM | CD         |           |      |    |
| \$NLA(RCN) | \$239 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES   | 1.00 | A | ATF | L | ATTIC FINISH    | 308   |      | 153.54    | 47,291  | EXTERIOR       | G          |           |      |    |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE         | 1.00 | E | WDK | N | WOOD DECK       | 476   |      | 38.40     | 18,278  | INTERIOR       | G          |           |      |    |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES | 1.00 | F | OPA | N | OPEN PORCH      | 16    |      | 51.50     | 824     | KITCHEN        | V          |           |      |    |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD      | 1.00 |   | ODS | O | OUT DOOR SHOWER | 1     |      | 1,520.00  | 1,520   | BATHS          | G          |           |      |    |
|            |       |            |       | INT FINISH      | 1  | PLASTER       | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | U          |           |      |    |
|            |       |            |       | HEATING/COOLING | 9  | WARM/COOL AIR | 1.03 |   |     |   |                 |       |      |           |         | ELECT          | U          |           |      |    |
|            |       |            |       | FUEL SOURCE     | 1  | OIL           | 1.00 |   |     |   |                 |       |      |           |         |                |            |           |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 2004 / 18 |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                | COND       | 17 17 %   |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0         |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                | ECON       | 0         |      |    |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                | DEPR       | 18        | % GD | 82 |
|            |       |            |       |                 |    |               |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$321,200 |      |    |