

Key: 4489

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.253

LEGAL

LAND

DETACHED

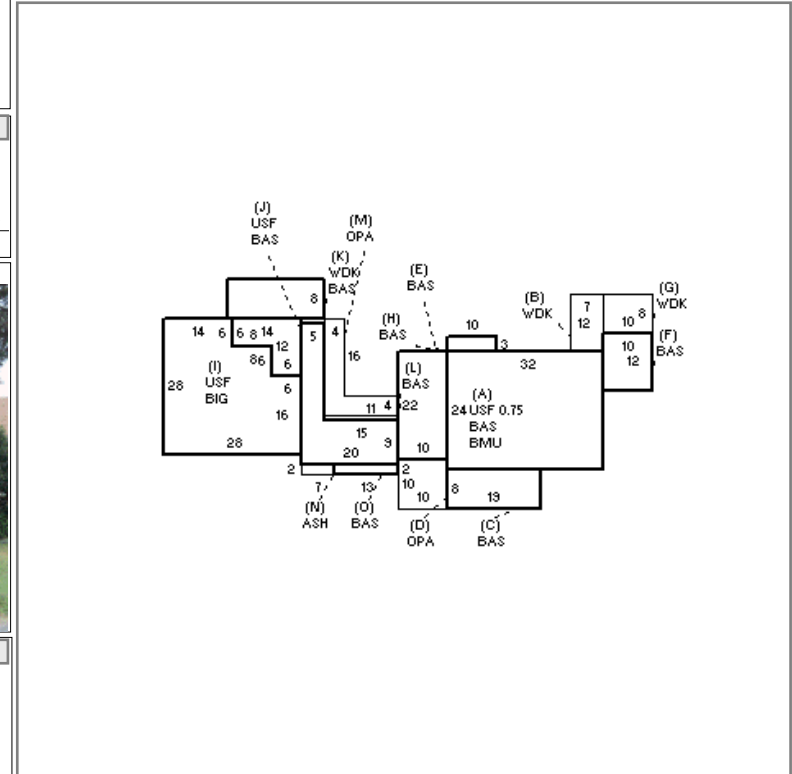
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCROSKEY ERICK D & TAMARA 46 RICHFIELD RD SCITUATE, MA 02066				45-8-1-0				46 RICHFIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCCROSKEY ERICK D & TAMAR				03/04/2016	O	685,000	(123129)					
KUENDIG ANN DUFRESNE				05/05/2006	F	10	(109001)					
KUENDIG ANN DUFRESNE				05/02/2001	QS	254,000	(99195)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,987	OS 1.00	100	1.00	440,000	2.61	100	1.00	R03	1.00	368,380

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	%
17-540	08/22/2017	3	ALTERATIONS	50,000	07/26/2018	JD	100	95
17-540	08/22/2017	3	ALTERATIONS	50,000	08/14/2019	JD	100	100
16-800	12/28/2016	2	ADDITIONS	200,500	07/26/2017	SJ	100	100
16-737	11/29/2016	3	ALTERATIONS	7,000	07/26/2017	SJ	100	100
		7	OTHERS		04/21/2016	SJ	100	100

TOTAL	13,987 SF	ZONING		FRNT	93	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE IN M40... garage has bath on second level	LAND	368,400	334,900			
Inf1	FACTOR 100		BUILDING	778,100	700,100			
Inf2	PHY 100		DETACHED	23,000	22,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,169,500</b>	<b>1,057,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200
IPV	G	1.20	20 0.80	30 X 18	540	40.85	17,600
PTD	A	1.00	20 0.80	16X15	240	8.30	1,600
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/14/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS RENO. PER MLS.... DWG. & GARAGE		
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	845,759
NET AREA	3,236	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	768		56.36	43,284	CONDITION ELEM	CD
\$NLA(RCN)	\$261	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,240	1941	210.33	260,814	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	324	42.24	13,686	INTERIOR	V
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,196	1941	231.29	276,624	KITCHEN	V	
ROOMS	6	1.00	FLOOR COVER	2	SOFTWOOD	1.00	+	OPA	N	OPEN PORCH	224		56.65	12,690	BATHS	V	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	F	BAS	L	BASE AREA	120	2004	231.29	27,755	HEAT	U	
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	I	BIG	N	BUILT-IN GARAGE	664		51.05	33,900	ELECT	U	
# 1/2 BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00	J	USF	L	BASE AREA	120	2007	231.29	27,755			
TOT FIXTURES	13	\$12,836					J	USF	L	UPPER STORY FIN	120	2007	210.34	25,241			
# UNITS	1	1.00					+	BAS	L	BASE AREA	440	2017	231.29	101,768	EFF.YR/AGE	2014 / 8	
							N	ASH	N	ATT SHED	14		24.59	344	COND	8 8 %	
							F21	O	FPL 2S 1OP	1		9,062.90	9,063	FUNC	0		
							GEN	O	GENERATOR	1		0.00		ECON	0		
														DEPR	8 % GD	92	
														RCNLD		\$778,100	