

Key: 4490

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.254

LEGAL

LAND

DETACHED

BUILDING

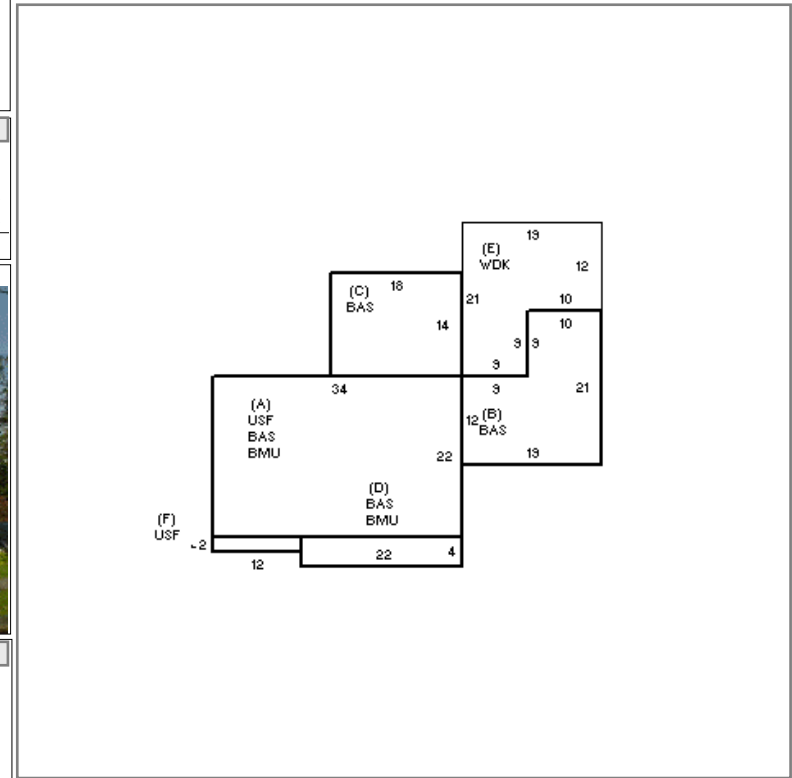
CURRENT OWNER				PARCEL ID				LOCATION			
MCCORMACK JOHN & CAROLE 45 RICHFIELD ROAD SCITUATE, MA 02066				39-12-21-0				45 RICHFIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCCORMACK JOHN & CAROLE				01/01/1969	QS		(42697)				
DUFFY BERNARD				01/01/1959	XX		(C00027126)				
SULLIVAN WILLIAM M & VIEN				01/01/1953	XX		(C00017276)				

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	%
11-754	12/09/2011	3	ALTERATIONS	4,200	07/16/2012	SJ	100	100
01-253	06/08/2001	3	ALTERATIONS				100	100
00-364	08/08/2000	2	ADDITIONS				100	100
93-594	10/04/1993	3	ALTERATIONS				100	100
93-322	06/10/1993	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,500 OS	1.00	100	1.00	440,000	4.70	100	1.00	R03	1.00	355,920

TOTAL	7,500 SF	ZONING	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40	LAND	355,900	323,600	
Infl1	FACTOR 100		BUILDING	340,600	320,800		
Infl2	PHY 100		DETACHED	100	100		
			OTHER	0	0		
				TOTAL	696,600	644,500	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70		1995	10	17.03	100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/4/2009	PL
MODEL	1		RESIDENTIAL	LIST	6/4/2009	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/1/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1951	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	493.612
NET AREA	2,178	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	836		49.80	41,636		
\$NLA(RCN)	\$227	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,406	1951	202.54	284,778		
				ROOF SHAPE	1	GABLE	1.00	E	WDK	N	WOOD DECK	309		38.40	11,866		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	772	1951	184.19	142,197		
				FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1972 / 50
																COND	31 31 %
																FUNC	0
																ECON	0
																DEPR	31 % GD 69
																RCNLD	\$340,600