

Key: 4491

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.255

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
JLS RICHFIELD LLC 49 RICHFIELD RD SCITUATE, MA 02066				39-12-22-0				49 RICHFIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
JLS RICHFIELD LLC				11/30/2020	QS	700,000	(131180)					
O'NEILL JOSEPH R & PATRIC				12/15/2016	QS	538,000	(124525)					
BAUER EMILY E & ADAM C				04/30/2012	QS	356,100	(17355)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	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

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 %
14-447		7	OTHERS		07/22/2021	JD	100 100
11-502	07/15/2014	7	OTHERS	27,500	10/26/2020	JD	100 100
97-697	08/11/2011	2	ADDITIONS	5,000	07/27/2015	JD	100 100
	12/12/1997	3	ALTERATIONS		07/16/2012	SJ	100 100
		2	ADDITIONS				100 100

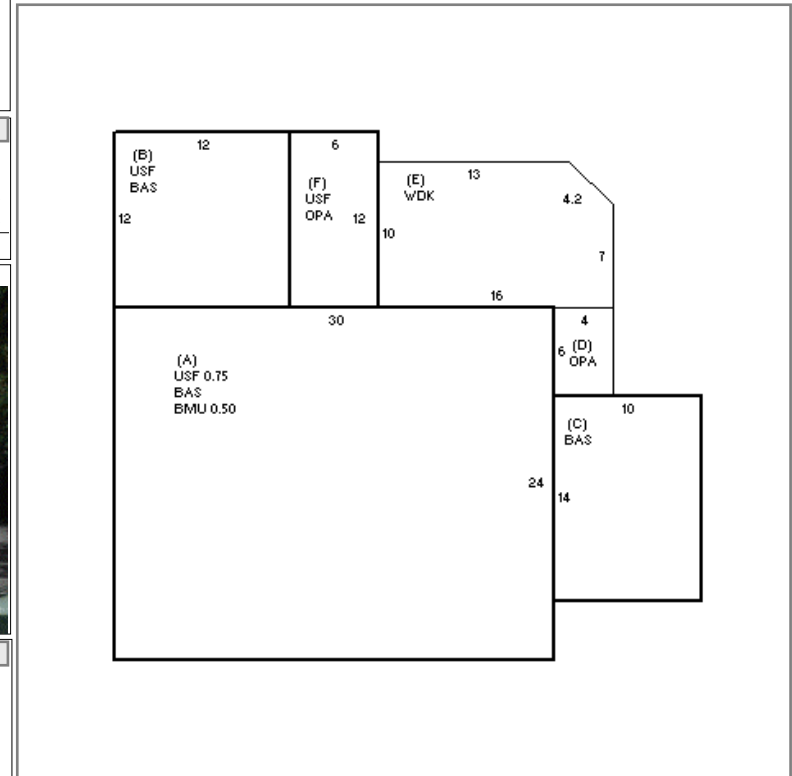
DE
TAC
HE
D

TOTAL	7,500 SF	ZONING	FRNT	77	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	355,900	323,600
Inf1	FACTOR 100		BUILDING	396,200	352,700		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	753,100	677,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 8	1992	96	14.95
							1,000



BLDG COMMENTS		
MLS		



B
U
I
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,760	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	3		1.00	INT FINISH	1	PLASTER	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00
TOT FIXTURES	7		\$6,911				
# UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	360		69.47	25,007
+	USF	L	UPPER STORY FIN	756	1940	231.86	175,289
+	BAS	L	BASE AREA	1,004	1940	254.97	255,985
+	OPA	N	OPEN PORCH	96		56.65	5,438
E	WDK	N	WOOD DECK	156		42.24	6,589
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	GEN	O	GENERATOR	1		0.00	

TOTAL RCN	483,230
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$396,200