

Key: 4492

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.256

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
CONCANNON PATRICK J & S/O CONCANNON PATRICK J & 51 RICHFIELD RD SCITUATE, MA 02066				39-12-23-0				51 RICHFIELD RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CONCANNON PATRICK J & CONCANNON PATRICK J & HAYES THOMAS J				04/04/2023	F	1 (135221)		
				07/17/2013	QS	470,000 (119303)						
				08/14/1998	QS	195,000 (93905)						

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	%
04--732	11/04/2004	3	ALTERATIONS				100	100
02-503	09/03/2002	3	ALTERATIONS				100	100
00-342	07/27/2000	3	ALTERATIONS				100	100
99-195	05/07/1999	3	ALTERATIONS				100	100
98-556	10/29/1998	3	ALTERATIONS				100	100

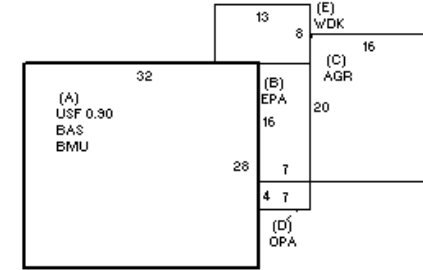
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	9,856	OS 1.00	100	1.00	100	1.00	440,000	3.63	100	1.00	R03 1.00	360,910

TOTAL	9,856 SF	ZONING	FRNT	85	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	360,900	328,100
Inf1	FACTOR 100		BUILDING	340,000	311,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	700,900	639,700		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/28/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/28/2010	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%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1939	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	515,111	
NET AREA	1,702	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		53.58	48,008			
\$NLA(RCN)	\$303	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	896	1939	256.79	230,082			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	806	1939	233.52	188,218			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	112		99.22	11,112			
				FLOOR COVER	2	SOFTWOOD	1.00	C	AGR	N	ATT GARAGE	320		55.35	17,712			
				INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	28		56.65	1,586			
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	104		42.24	4,393			
				FUEL SOURCE	99	N/A	1.00	F21	O	O	FPL 2S 1OP	1		9,062.90	9,063			
																EFF.YR/AGE	1970 / 52	
																COND	34 34 %	
																FUNC	0	
																ECON	0	
																DEPR	34 % GD 66	
																RCNLD	\$340,000	