

Key: 4493

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.257

LEGAL

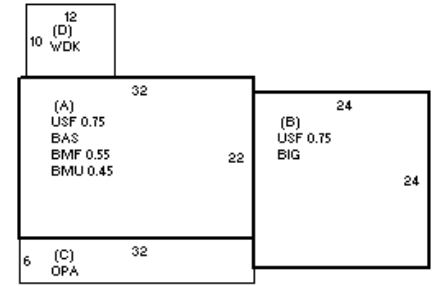
CURRENT OWNER				PARCEL ID				LOCATION					
LAVANGIE RYAN 55 RICHFIELD RD SCITUATE, MA 02066				39-12-24-F				55 RICHFIELD RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
LAVANGIE RYAN				05/19/2015	F	10	(121833)						
LAVANGIE RYAN & DARCY A				05/30/2006	F	10	(109084)						
LAVANGIE RYAN				06/18/2003	QS	518,000	25466-208						
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	5,500	OS 1.00	100	1.00	100	1.00	440,000	6.32	100	1.00	R03 1.00	350,890

LAND

TOTAL	5,489 SF	ZONING	FRNT	188	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M40		LAND	350,900	319,000
Infl1	FACTOR 100		BUILDING	430,100	382,900		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL					781,000	701,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/13/2015	SJ
MODEL	1		RESIDENTIAL	LIST	4/13/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/1/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	558,547		
NET AREA	1,664	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	317		63.40	20,099	CONDITION ELEM	CD		
\$NLA(RCN)	\$336	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	387		89.00	34,445	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	704	1955	276.03	194,326	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	960	1955	251.02	240,979	KITCHEN			
				FLOOR COVER	14	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	576		56.29	32,424	BATHS			
				INT FINISH	1	PLASTER	1.00	C	OPA	N	OPEN PORCH	192		61.80	11,866	HEAT			
				HEATING/COOLING	1	FORCED AIR	1.00	D	WDK	N	WOOD DECK	120		46.08	5,530	ELECT			
				FUEL SOURCE	99	N/A	1.00		FPL	O	FIREPLACE	1		9,375.60	9,376				
																		EFF.YR/AGE	1995 / 27
																		COND	23 23 %
																		FUNC	0
																		ECON	0
																		DEPR	23 % GD 77
																		RCNLD	\$430,100