

Key: 5332

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.076

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GORMAN GERALD J & CHERI L 16 RICHFIELD ROAD SCITUATE, MA 02066				45-6-7-B1				16 RICHFIELD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GORMAN GERALD J & CHERI L				03/15/2001	QS	246,500 (98937)					
SHEA ELIZABETH A				01/31/1994	QS	139,000 85894-					
JOLLY WILLIAM J				07/25/1983	XX	(C00067911)					

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	%
05-062	02/16/2005	3	ALTERATIONS	65,000	08/08/2006	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,000	OS 1.00	100	1.00	100	1.00	440,000	3.58	100	1.00	R03 1.00	361,190

TOTAL	10,000 SF	ZONING		FRNT	102	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	305,300	275,400			
Inf2	PHY 100		DETACHED	400	300			
			OTHER	0	0			
				TOTAL	666,900	604,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400



(B) 10
wDK
8

34

(A)
USF 0.75
BAS
LLF 0.75
LLU 0.25

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
RAISED CAPE

G

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407,071		
NET AREA	2,040	DETAIL ADJ	1.089	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	204		62.45	12,739	CONDITION ELEM	CD		
\$NLA(RCN)	\$200	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	612	1983	148.36	90,799	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	1983	215.10	175,521	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1983	195.61	119,713	KITCHEN			
				FLOOR COVER	13	COMB	1.00	B	WDK	N	WOOD DECK	80		38.40	3,072	BATHS			
				INT FINISH	2	DRYWALL	1.00									HEAT			
				HEATING/COOLING	5	ELECTRIC BB	0.99									ELECT			
				FUEL SOURCE	3	ELECTRIC	1.00												
																		EFF.YR/AGE	1990 / 32
																		COND	25 25 %
																		FUNC	0
																		ECON	0
																		DEPR	25 % GD 75
																		RCNLD	\$305,300