

Key: 5333

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.077

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
SPALL THOMAS F 12 RICHFIELD RD SCITUATE, MA 02066		45-6-7-A		12 RICHFIELD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SPALL THOMAS F		11/17/2006	F	1 (109839)	
KUNKEL JOHN W &		11/17/2006	F	1 (109838)	
KUNKEL JOHN W		02/18/2005	D	290,000 (106852)	

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 %
05-202	05/03/2005	3	ALTERATIONS		07/18/2007	SJ	70 100
		3	ALTERATIONS		08/07/2006	SJ	70 70
		3	ALTERATIONS	30,000	06/28/2005	SJ	100 100

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	96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	361,200	328,400		
Inf1	FACTOR 100		BUILDING	224,600	202,300		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	586,400	531,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600

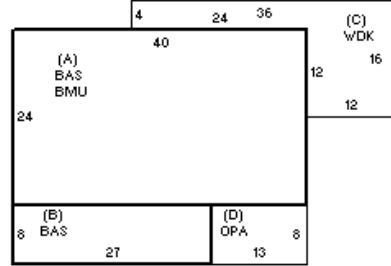


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/12/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/12/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,176	DETAIL ADJ	0.850	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	960		47.70	45,791
\$NLA(RCN)	\$255	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,176	1975	193.34	227,362
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	288		38.40	11,059
				ROOF COVER	1	ASPH SHINGLES	1.00	D	OPA	N	OPEN PORCH	104		51.50	5,356
				FLOOR COVER	14	COMB	1.00	FPL	O	O	FIREPLACE	1		7,813.00	7,813
				INT FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	299,421	CONDITION ELEM	CD
EXTERIOR			
INTERIOR			
KITCHEN			
BATHS			
HEAT			
ELECT			



EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$224,600