

Key: 5345

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.089

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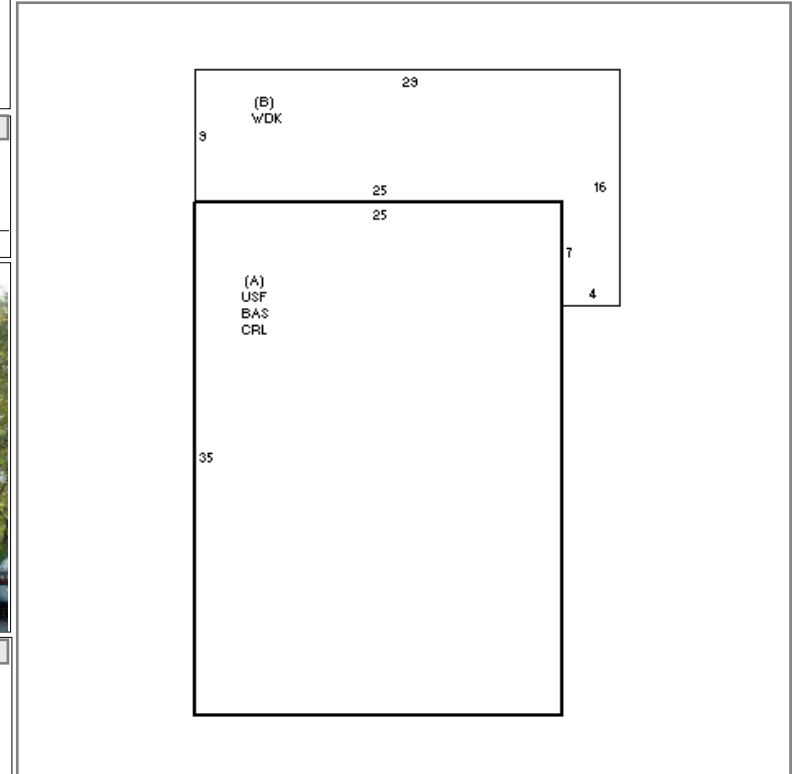
CURRENT OWNER					PARCEL ID					LOCATION				
FIORI CHERYL A 40 RICHFIELD ROAD SCITUATE, MA 02066					45-8-4-0					40 RICHFIELD RD				
TRANSFER HISTORY					DOS					T SALE PRICE BK-PG (Cert)				
FIORI CHERYL A					04/24/1997					QS 1 (91266)				
FIORI JAMES E & MARKS CHE					01/01/1979					XX 60607-0				
CONNOLLY ARTHUR T JR & MA					01/01/1969					XX (C00042705)				
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R03		349,460		

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	%

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TOTAL	5,000 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	349,500	317,700
Infl1	FACTOR 100		BUILDING	283,500	267,700		
Infl2	PHY 100		DETACHED	700	700		
			OTHER	0	0		
					TOTAL	633,700	586,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200
SHF	A	1.00	30 0.70		40	17.03	500



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BUILDING	CD	ADJ	DESC	MEASURE	11/18/2010	PL
MODEL	1		RESIDENTIAL	LIST	11/18/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	377,989	
NET AREA	1,750	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	CRL	N	BSMT CRAWL	875		10.96	9,590	CONDITION ELEM	CD	
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	875	1973	210.93	184,564	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	875	1973	191.82	167,841	INTERIOR		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	289		38.40	11,098	KITCHEN		
				FLOOR COVER	14	COMB	1.00									BATHS		
				INT FINISH	2	DRYWALL	1.00									HEAT		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT		
				FUEL SOURCE	99	N/A	1.00											
																	EFF.YR/AGE	1990 / 32
																	COND	25 25 %
																	FUNC	0
																	ECON	0
																	DEPR	25 % GD 75
																	RCNLD	\$283,500