

Key: 5346

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.090

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-----------------|--|--|--|
| HAYES PATRICK M & NANCY J 38 RICHFIELD ROAD SCITUATE, MA 02066 | | | | 45-8-5-0 | | | | 38 RICHFIELD RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| HAYES PATRICK M & NANCY J | | | | 05/16/2012 | A | 242,500 | (117441) | | | | |
| BYRNE MAURA | | | | 08/03/1998 | F | 150,000 | (93850) | | | | |
| BYRNE MARCIA, BRIAN & MAU | | | | 08/14/1996 | XX | | N/A-N/A | | | | |

| 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 | % |
| 20-911 | 12/15/2020 | 3 | ALTERATIONS | 52,700 | 08/04/2021 | JD | 100 | 100 |

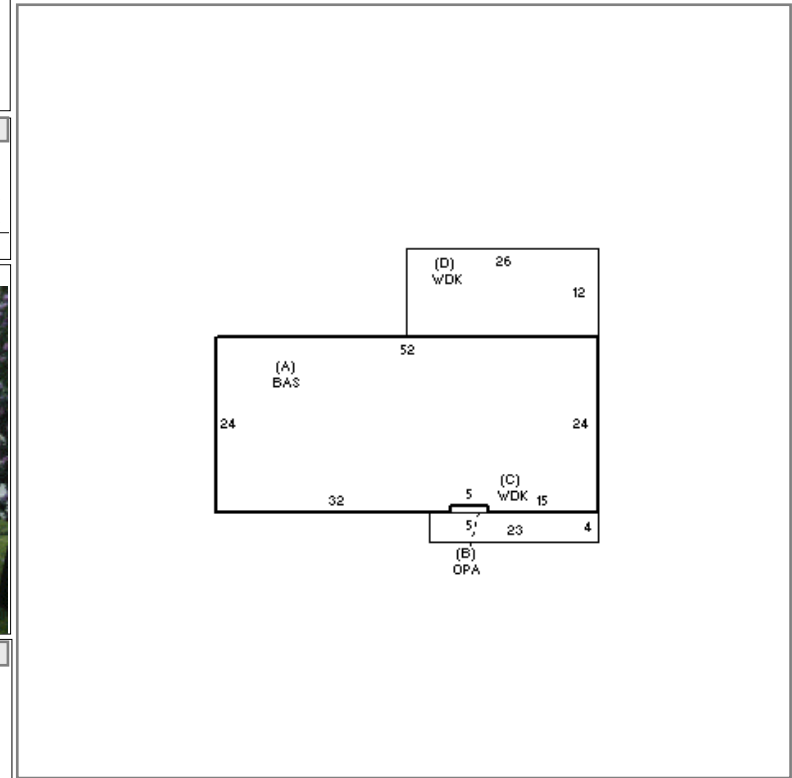
| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|---------|------|------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 10,000 | OS 1.00 | 100 | 1.00 | 440,000 | 3.58 | 100 | 1.00 | R03 | 1.00 | 361,190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

| TOTAL | 10,000 SF | ZONING | FRNT | 103 | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--------|----------|---------|----------|---------|----------|
| Ngh | OCEANSIDE | NOTE | LAND | 361,200 | 328,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 188,600 | 170,000 | | |
| Inf2 | PHY 100 | | DETACHED | 500 | 500 | | |
| | | | OTHER | 0 | 0 | | |
| TOTAL | | | | 550,300 | 498,900 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|------|-------|-----------|-------|
| SHF | A | 1.00 | 70 0.30 10X12 | 1984 | 120 | 13.93 | 500 |



BLDG COMMENTS



| BUILDING | CD | ADJ | DESC | MEASURE | 8/4/2021 | JD |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/4/2021 | 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 | 1970 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-------------|-------|------|-----------|---------|
| NET AREA | 1,243 | DETAIL ADJ | 0.799 | FOUNDATION | 2 | SLAB | 0.95 | A | BAS | L | BASE AREA | 1,243 | 1970 | 179.04 | 222,547 |
| \$NLA(RCN) | \$200 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | B | OPA | N | OPEN PORCH | 5 | | 51.60 | 258 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 404 | | 38.40 | 15,514 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | | F11 | O | FPL 1S 1OP | 1 | | 7,281.00 | 7,281 |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | | | | | | | | |
| | | | | INT FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 5 | ELECTRIC BB | 0.99 | | | | | | | | |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | | | | | | | |

| TOTAL RCN | 248,157 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1991 / 31 |
| COND | 25 25% |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$188,600 |