

Key: 5475

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.205

LEGAL


CURRENT OWNER				PARCEL ID				LOCATION				
THONET JOHN L II & CHRISTINA M 48 RICHFIELD RD SCITUATE, MA 02066				45-8-12-F				48 RICHFIELD RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THONET JOHN L II & CHRIST				09/10/2010	QS	470,000	(115129)					
DEBAS BRUNO M & JACQUELIN				04/04/2006	D	310,000	(108867)					
KUENDIG WILLIAM N II				12/03/2004	G	530,000	(106525)					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,001	OS 1.00	100	1.00	440,000	2.44	100	1.00	R03		370,050

LAND

TOTAL	15,001 SF	ZONING	FRNT	503	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E  IN M46 address was 29 Hillcrest Rd changed Sept 1 2010 per Engineering			LAND	370,100	336,400
Infl1	FACTOR 100		BUILDING	688,200	612,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			<b>TOTAL</b>		<b>1,058,300</b>	<b>948,900</b>	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								05/09/2019



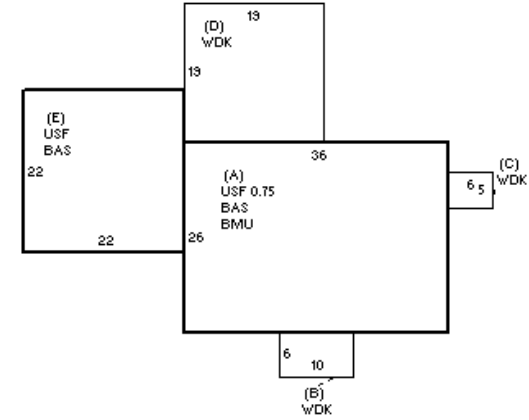
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2019	JD
MODEL	1		RESIDENTIAL	LIST	5/9/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/12/2018	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	OUTSIDE SHOWER		

G

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	688,205			
NET AREA	2,606	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501	CONDITION ELEM	CD			
\$NLA(RCN)	\$264	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	1,186	2006	218.61	259,269	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	451		42.24	19,050	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,420	2006	240.39	341,352	KITCHEN	V			
				FLOOR COVER	13	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063	BATHS	V			
				INT FINISH	2	DRYWALL	1.00									HEAT	U			
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT	U			
				FUEL SOURCE	2	GAS	1.00													
																		EFF.YR/AGE	2022 / 0	
																		COND	0 0 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	0 % GD 100	
																		RCNLD	\$688,200	

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	%
18-415	06/29/2018	4	DEMO	120,000	07/12/2018	JD	100	100
		7	OTHERS		04/21/2016		100	100
06-061	02/09/2006	1	NEW CONST	148,900	08/09/2006	SJ	100	100
06-061	02/09/2006	1	NEW CONST	148,900	07/18/2007	SJ	100	100
05-684	10/14/2005	4	DEMO		08/09/2006	SJ	100	100



BLDG COMMENTS
OUTSIDE SHOWER