

Key: 707

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 646

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CURRENT OWNER				PARCEL ID				LOCATION			
RICHARDSON WILLIAM E & JEAN A 45 CEDARWOOD ROAD SCITUATE, MA 02066				32-1-6-0				45 CEDARWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RICHARDSON WILLIAM E & JE MITCHELL LAWRENCE J AND A TRAINOR JOHN R				01/01/1976	QS		4107-193				
				01/01/1972	XX		3679-501				
				01/01/1955	XX		2342-350				

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	%
13-0852	12/23/2013	7	OTHERS	3,000	06/12/2014	SJ	100	100
05-412	07/18/2005	2	ADDITIONS	59,000	06/27/2006	SJ	100	100
94-426	09/01/1994	3	ALTERATIONS				100	100

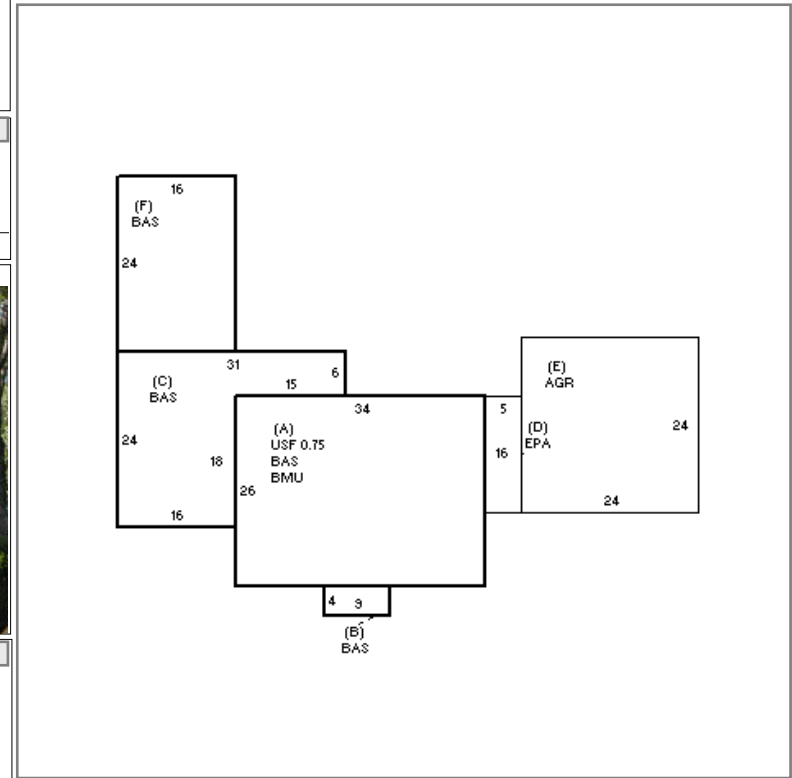
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	16,885	SC 1.00	100	1.00	100	1.00	396,000	2.19	100	1.00	R03 0.90	335,750

TOTAL	16,901 SF	ZONING	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	335,800	322,200		
Inf1	FACTOR 100		BUILDING	268,300	249,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	604,100	571,800		

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2013	SJ
MODEL	1		RESIDENTIAL	LIST	3/5/2013	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1955	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	609,879		
NET AREA	2,441	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		48.92	43,245	CONDITION ELEM CD			
\$NLA(RCN)	\$250	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	663	1955	198.74	131,765	EXTERIOR			
CAPACITY																INTERIOR			
STORIES	1.75		1.00	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,394	1955	218.54	304,648	KITCHEN			
ROOMS	6		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	80		90.20	7,216	BATHS			
BEDROOMS	3		1.00	FLOOR COVER	99	N/A	1.00	E	AGR	N	ATT GARAGE	576		42.64	24,563	HEAT			
BATHROOMS	2		1.00	INT FINISH	99	N/A	1.00	F	BAS	L	BASE AREA	384	2005	218.54	83,920	ELECT			
# 1/2 BATHS	0		1.00	HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
TOT FIXTURES	7		\$6,283	FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE 1956 / 66	
# UNITS	1		1.00											COND 56 56 %					
																FUNC 0			
																ECON 0			
																DEPR 56 % GD 44			
																RCNLD \$268,300			