Key: 7149

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,831

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KELLY ELLEN M TR & SHANE E TR 35 RICHFIELD RD SCITUATE, MA 02066	39-12-18-0	35 RICHFIELD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KELLY ELLEN M TR & SHANE	04/24/2018	F	100	(126687)
KELLY ELLEN M	05/12/2003	F		(103291)
KELLY KEVIN M & ELLEN M	04/01/1988	QS	140,000	76792-

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

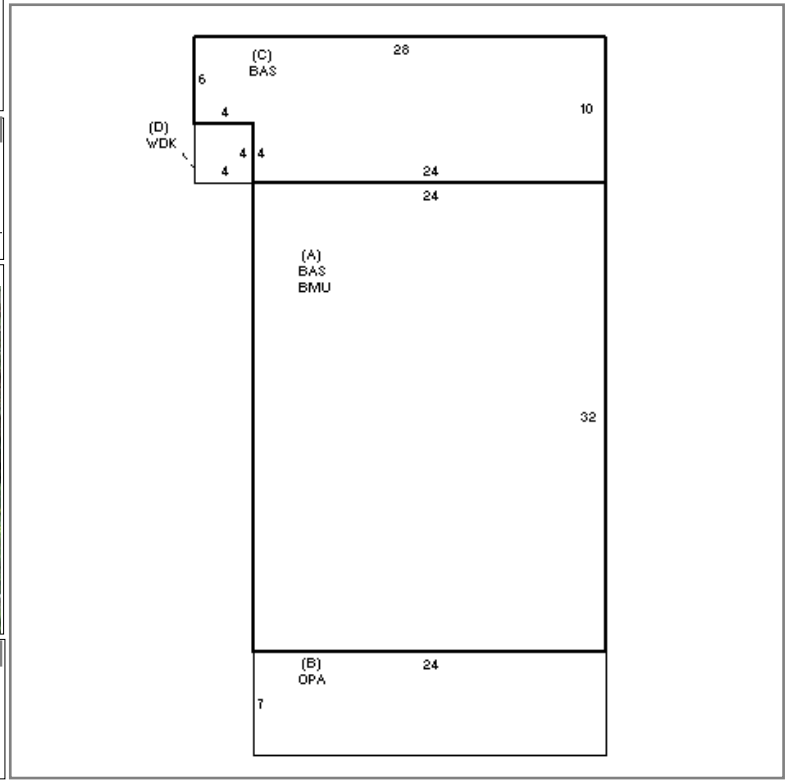
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	05/22/2023	7	OTHERS		07/20/2023	JD	100	100
90-321	06/13/1990	3	ALTERATIONS				100	100

LAND

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	100 1.00	440,000	6.92	100 1.00	R03 1.00			349,460

TOTAL	5,000 SF	ZONING		FRNT	66
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	146,800	93,100
DETACHED	200	200
OTHER	0	0
TOTAL	**496,500**	**411,000**



DETACHED

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

PHOTO 07/20/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.85	COTT/BUNGALOW [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2023	JD
LIST	7/20/2023	EST
REVIEW	3/10/2011	ER

YEAR BLT	1939	SIZE ADJ	1.000
NET AREA	1,032	DETAIL ADJ	0.867
$NLA(RCN)	$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,081
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.24	39,349
B	OPA	N	OPEN PORCH	168		51.50	8,652
+	BAS	L	BASE AREA	1,032	1939	204.88	211,434
D	WDK	N	WOOD DECK	16		38.38	614

TOTAL RCN	262,130

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE	1963 / 59		
COND	44	44 %	
FUNC	0		
ECON	0		
DEPR	44	% GD	56
RCNLD	$146,800		