

Key: 1556

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.502

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER                            |   |          |     | PARCEL ID                                      |      |            |      | LOCATION        |              |     |            |           |
|--|---|----------|-----|--|------|------------|------|-----------------|--------------|-----|------------|-----------|
| RINGLER THEODORE A & PATRICIA M          |   |          |     | 13-2-7-0                                       |      |            |      | 21 RIVERVIEW PL |              |     |            |           |
| 21 RIVERVIEW PLACE<br>SCITUATE, MA 02066 |   |          |     | TRANSFER HISTORY                               |      | DOS        | T    | SALE PRICE      | BK-PG (Cert) |     |            |           |
|  |   |          |     | RINGLER THEODORE A & RINGLER PATRICIA M TRUSTE |      | 07/30/1990 | QS   | 9872-108        | 5604-266     |     |            |           |
|  |   |          |     | READ RICHARD H AND PHYLLI                      |      | 01/01/1984 | XX   | 2310-155        | 01/01/1954   |     |            |           |
| CD                                       | T | AC/SF/UN | Ngh | Inf1   | Inf2 | ADJ BASE   | SAF  | Inf3            | Lpi          | VC  | CREDIT AMT | ADJ VALUE |
| 100                                      | S | 35,824   | NS  | 1.00   | 100  | 528,000    | 1.10 | 100             | 1.00         | RV2 | 1.20       | 478,570   |

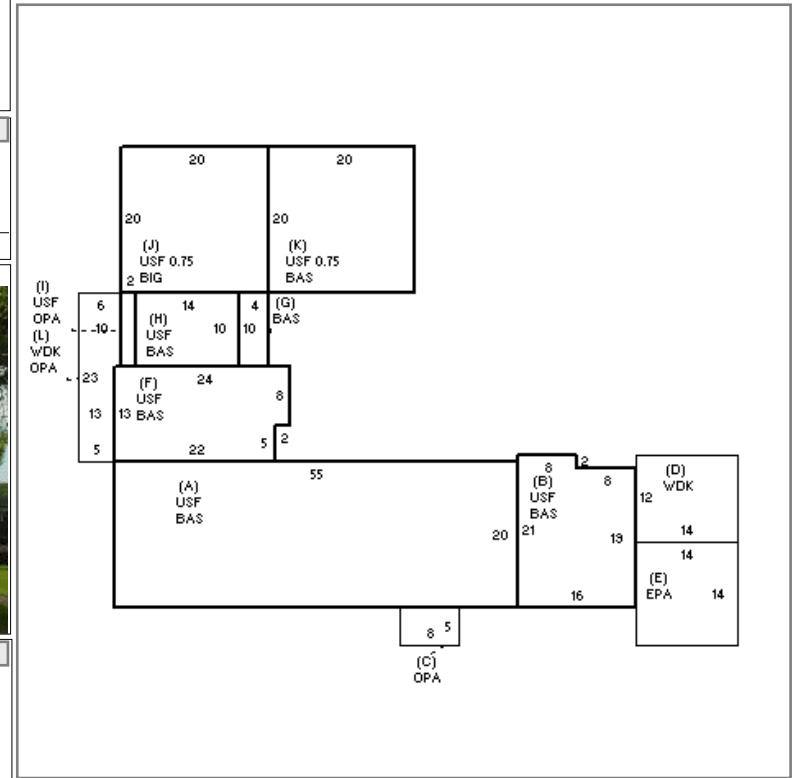
| CLASS  | CLASS%     | DESCRIPTION   |             | BN ID  | BN         | CARD   |         |
|--------|------------|---------------|-------------|--------|------------|--------|---------|
| 1010   | 100        | SINGLE FAMILY |             |        | 1          | 1 of 1 |         |
| PMT NO | PMT DT     | TY            | DESC        | AMOUNT | INSP       | BY     | 1st %   |
| 15-796 | 11/23/2015 | 3             | ALTERATIONS | 20,000 | 06/08/2016 | SJ     | 100 95  |
| 15-796 | 11/23/2015 | 3             | ALTERATIONS | 20,000 | 06/28/2017 | SJ     | 100 100 |
|        |            | 7             | OTHERS      |        | 06/16/2009 |        | 100 100 |
| 94-161 | 05/11/1994 | 7             | OTHERS      |        |            |        | 100 100 |
| 89-280 | 06/06/1989 | 3             | ALTERATIONS |        |            |        | 100 100 |

| TOTAL | 35,824 SF    | ZONING | FRNT         | 349              | ASSESSED       | CURRENT | PREVIOUS |
|-------|--------------|--------|--------------|------------------|----------------|---------|----------|
| Ngh   | NO. SCITUATE | NOTE   |              |                  | LAND           | 478,600 | 435,100  |
| Inf1  | FACTOR 100   |        | BUILDING     | 562,800          | 490,800        |         |          |
| Inf2  | PHY 100      |        | DETACHED     | 48,300           | 45,400         |         |          |
|       |              |        | OTHER        | 0                | 0              |         |          |
|       |              |        | <b>TOTAL</b> | <b>1,089,700</b> | <b>971,300</b> |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB   | UNITS  | ADJ PRICE | RCNLD  |
|-----|------|------|----------|------|--------|-----------|--------|
| S/V | A    | 1.00 | SV 1.00  | 1994 | 12,000 | 1.10      | 13,200 |
| DGF | G    | 1.20 | 10 0.90  | 2016 | 790    | 49.41     | 35,100 |



| BUILDING | CD | ADJ  | DESC                | MEASURE | 5/22/2010 | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 5/22/2010 | EST |
| STYLE    | 7  | 1.20 | CONVENTIONAL [100%] | REVIEW  | 3/21/2011 | KT  |
| QUALITY  | V  | 1.40 | VERY GOOD [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |



| YEAR BLT     | 1910  | SIZE ADJ   | 1.000 |
|--------------|-------|------------|-------|
| NET AREA     | 4,784 | DETAIL ADJ | 1.248 |
| \$NLA(RCN)   | \$327 | OVERALL    | 1.000 |
| CAPACITY     |       | UNITS      | ADJ   |
| STORIES      | 2     | 1.00       |       |
| ROOMS        | 8     | 1.00       |       |
| BEDROOMS     | 4     | 1.00       |       |
| BATHROOMS    | 4     | 1.00       |       |
| # 1/2 BATHS  | 1     | 1.00       |       |
| TOT FIXTURES | 14    | \$19,569   |       |
| # UNITS      | 1     | 1.00       |       |

| ELEMENT         | CD | DESCRIPTION   | ADJ  |
|-----------------|----|---------------|------|
| FOUNDATION      | 5  | BRICK/STONE   | 1.00 |
| EXT COVER       | 4  | VINYL         | 1.00 |
| ROOF SHAPE      | 1  | GABLE         | 1.00 |
| ROOF COVER      | 1  | ASPH SHINGLES | 1.00 |
| FLOOR COVER     | 99 | N/A           | 1.00 |
| INT FINISH      | 99 | N/A           | 1.00 |
| HEATING/COOLING | 11 | HW/COOL AIR   | 1.04 |
| FUEL SOURCE     | 99 | N/A           | 1.00 |

| S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA       | 2,302 | 1910 | 314.54    | 724,063 |
| + | USF | L | UPPER STORY FIN | 2,482 | 1910 | 286.04    | 709,944 |
| + | OPA | N | OPEN PORCH      | 185   |      | 72.10     | 13,339  |
| + | WDK | N | WOOD DECK       | 293   |      | 53.76     | 15,751  |
| E | EPA | N | ENCLOSED PORCH  | 196   |      | 126.28    | 24,751  |
| J | BIG | N | BUILT-IN GARAGE | 400   |      | 81.91     | 32,763  |
|   | F21 | O | FPL 2S 1OP      | 2     |      | 11,533.90 | 23,068  |

| TOTAL RCN         | 1,563,248  |
|-------------------|------------|
| CONDITION ELEM CD |            |
| EXTERIOR          |            |
| INTERIOR          |            |
| KITCHEN           |            |
| BATHS             |            |
| HEAT              |            |
| ELECT             |            |
| EFF.YR/AGE        | 1952 / 70  |
| COND              | 64 64 %    |
| FUNC              | 0          |
| ECON              | 0          |
| DEPR              | 64 % GD 36 |
| RCNLD             | \$562,800  |