

Key: 1602

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.544

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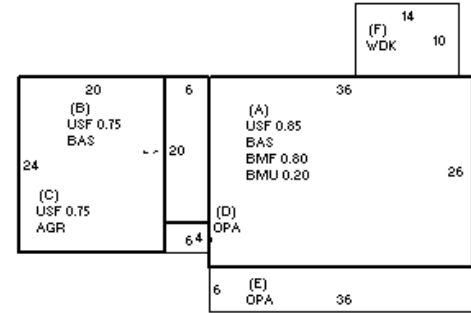
CURRENT OWNER				PARCEL ID				LOCATION			
RIDGE CAITLIN & ROBERT 122 ARBORWAY DR SCITUATE, MA 02066				25-6-5-0				122 ARBORWAY DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIDGE CAITLIN & ROBERT				03/10/2022	QS	925,000	56542-106				
PAUL PATRICK & JULIE				12/29/2006	QS	430,000	33912-237				
ASHWORTH ROBERT C & LAURA				01/02/1996	D	80,000	14060-316				

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 %
14-038	01/28/2014	7	OTHERS	90,000	11/09/2022	JD	100 100
07-456	08/09/2007	3	ALTERATIONS	29,995	09/23/2014	RJM	100 100
		7	OTHERS		06/17/2008	SJ	100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R04	0.90	363,640
300	A	0.013	SC 1.00	100	1.00	17,820	1.00	100	1.00	R04	0.90	230

TOTAL	40,554 SF	ZONING	FRNT	420	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	363,900	349,200
Inf1	FACTOR 100		BUILDING	527,100	470,700		
Inf2	PHY 100		DETACHED	5,100	0		
			OTHER	0	0		
TOTAL						896,100	819,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600
SHF	A	1.00	10 0.90	12X10	120	13.93	1,500



BUILDING	CD	ADJ	DESC	MEASURE	11/9/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/9/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/27/2022	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	1996	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	658,840		
NET AREA	2,302	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	187		52.89	9,890	CONDITION ELEM	CD		
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	749		74.24	55,607	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	796	1996	220.74	175,713	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,056	1996	242.74	256,331	KITCHEN	A		
				FLOOR COVER	24	COMB	1.00	+	USF	L	UPPER STORY FIN	450	2013	220.74	99,334	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	480		49.00	23,518	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	240		56.65	13,596	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F	WDK	N	WOOD DECK	140		42.24	5,914				
												F21	O	FPL 2S 1OP	1	9,062.90	9,063		
												GEN	O	GENERATOR	1	0.00			
												EFF.YR/AGE		2002 / 20					
												COND		18 18 %					
												FUNC		0					
												ECON		0					
												DEPR		20 % GD		80			
												RCNLD				\$527,100			