

Key: 3847

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.665

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
RUCIDLO JAMES & TRASK GINETTE 20 STANDISH AV SCITUATE, MA 02066				34-11-16-0				20 STANDISH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUCIDLO JAMES & TRASK GIN				10/02/2003	F		26711-252				
TRASK GINETTE S				04/01/1996	QS	173,000	14255-265				
CARSON DAVID C & SHELLEY				01/01/1984	XX		5642-321				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16-211	04/26/2016	3	ALTERATIONS	22,000	07/08/2016	SJ	100	100
92-750	09/01/1992	3	ALTERATIONS				100	100
92-514	06/01/1992	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000 OS	1.00	100	1.00	100	1.00	528,000	6.92	100	1.00	419,360

TOTAL	5,009 SF	ZONING	FRNT	51	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	419,400	381,200		
Inf1	FACTOR 100		BUILDING	189,700	176,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	110,500	107,600		
			TOTAL	719,600	665,200		

DETACHED

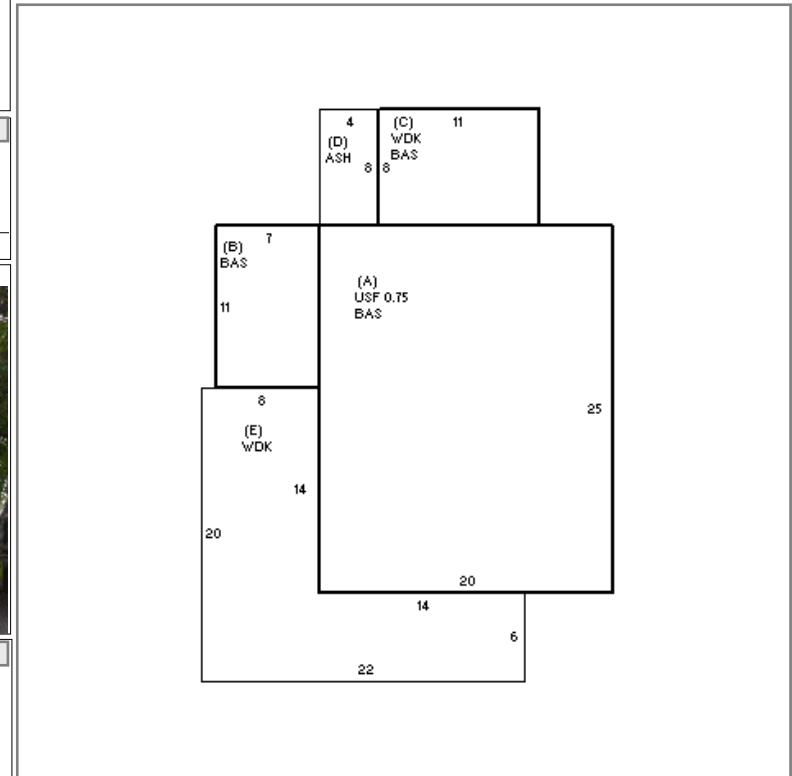
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/24/2001	RD
MODEL	1		RESIDENTIAL	LIST	9/24/2001	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	1,040	DETAIL ADJ	0.940
\$NLA(RCN)	\$237	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	\$2,256
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	665	1972	221.53	147,320
A	USF	L	UPPER STORY FIN	375	1972	201.46	75,548
D	ASH	N	ATT SHED	32		22.34	715
+	WDK	N	WOOD DECK	332		38.40	12,749
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	246,401
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$189,700

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LEGAL

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20 STANDISH AV		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066						

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE HSES				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

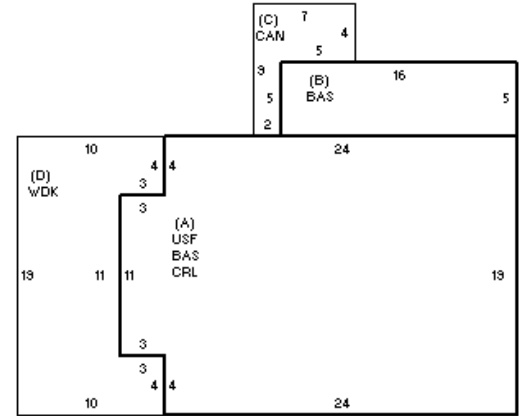
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	110,500	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

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



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	5	1.00	COLONIAL [100%]		
QUALITY	A	1.00	AVERAGE [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	251,189
NET AREA	1,058	DETAIL ADJ	0.990	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	489		13.67	6,683		
\$NLA(RCN)	\$237	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	489	1950	211.23	103,291		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	569	1950	232.27	132,164		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	CAN	N	CANOPY	38		17.00	646		
				FLOOR COVER	14	COMB	1.00	D	WDK	N	WOOD DECK	157		38.40	6,029		
				INT FINISH	1	PLASTER	1.00										
				HEATING/COOLING	5	ELECTRIC BB	0.99										
				FUEL SOURCE	3	ELECTRIC	1.00										

TOTAL RCN	251,189
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$110,500