

Key: 3848

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.667

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
RUCIDLO JAMES C & TRASK GINETTE S 18 STANDISH AV SCITUATE, MA 02066				34-11-17-0				18 STANDISH AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUCIDLO JAMES C & STANTON DENISE M & MARY				12/16/2005	QS	439,000	31923-187				
STANTON JOHN M & MARY				11/18/1997	F	-100	15654-51				
				01/01/1974	XX		3921-303				

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	%
20-385	07/02/2020	7	OTHERS		07/05/2022	JD	100	100
		3	ALTERATIONS	8,500	07/20/2021	JD	100	100
		7	OTHERS		09/20/2006		100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
98-144	04/16/1998	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,000 OS	1.00	100	1.00	440,000	5.81	100	1.00	R08	1.00	352,240

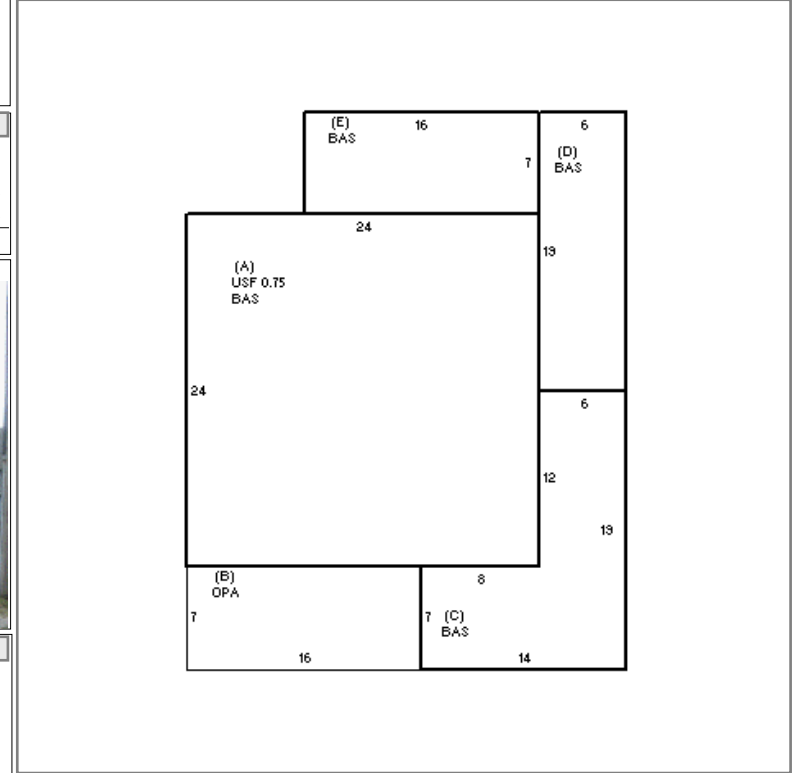
TOTAL	6,000 SF	ZONING	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E C/W 18	LAND	352,200	320,200		
Inf1	FACTOR 100		BUILDING	253,500	225,500		
Inf2	PHY 100		DETACHED	1,800	1,800		
			OTHER	0	0		
			TOTAL	607,500	547,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 10 X 12		120	13.93	1,300
SHF	A	1.00	40 0.60 6 X 8		48	17.03	500



BUILDING	CD	ADJ	DESC	MEASURE	7/5/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/5/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/20/2021	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	CONT WALL	1.00	+	BAS	L	BASE AREA	972	1910	260.80	253,499
EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	432	1910	237.17	102,458
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	112		51.50	5,768
ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
FLOOR COVER	2	SOFTWOOD	1.00								
INT FINISH	1	PLASTER	1.00								
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								



YEAR BLT	1910	SIZE ADJ	1.000
NET AREA	1,404	DETAIL ADJ	1.200
\$NLA(RCN)	\$266	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	\$2,880
# UNITS		1	1.00

TOTAL RCN	372,844	
CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		A
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE	1971 / 51	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$253,500	