

Key: 3975

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.794

LEGAL

LAND

DETACHED

BUILDING

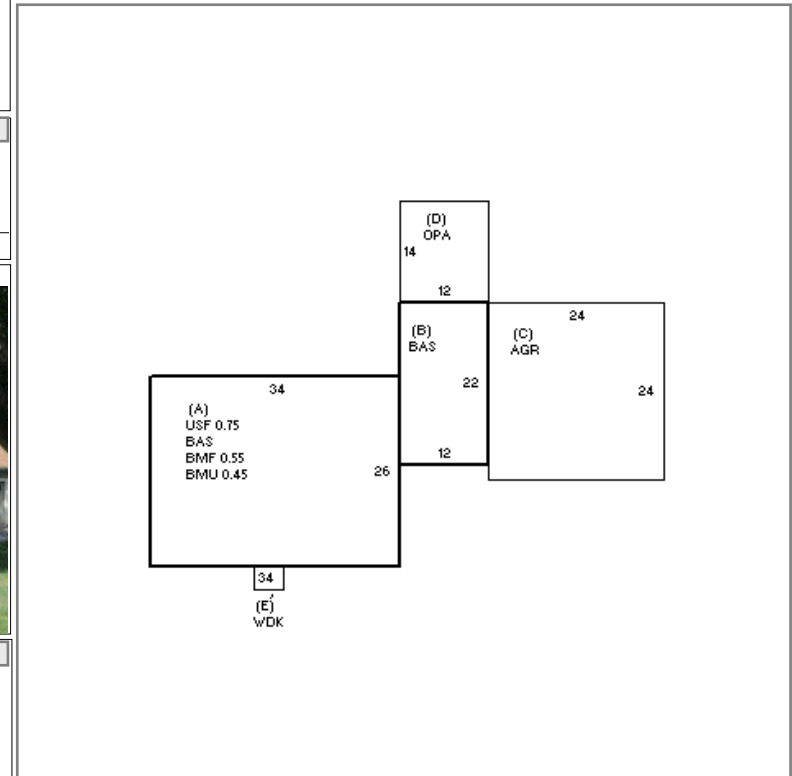
CURRENT OWNER				PARCEL ID				LOCATION			
RUKA JOSEPH A & THERESA 19 HILLTOP RD SCITUATE, MA 02066				38-12-9-0				19 HILLTOP RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUKA JOSEPH A & THERESA				06/27/2003	QS	435,000	25598-156				
WHITE MARY ANN				05/31/1995	QS	-100	13606-85				
WHITE MARY A				01/01/1964	XX		3007-290				

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	%
19-650	09/05/2019	3	ALTERATIONS	9,681	07/07/2020	JD	100	100
08-224	06/01/2008	2	ADDITIONS	23,000	07/23/2009	SJ	100	100
07-636	10/01/2007	3	ALTERATIONS	21,000	08/01/2007	SJ	100	100
90-268	05/29/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001	SC 1.00	100	1.00	396,000	1.87	100	1.00	R03	0.90	339,960

TOTAL	20,001 SF	ZONING	FRNT	136	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,200
Inf1	FACTOR 100		BUILDING	415,800	369,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						755,800	696,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/7/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	561,930		
NET AREA	1,811	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	398		53.81	21,417	CONDITION ELEM	CD		
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	486		75.54	36,714	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1961	230.44	152,785	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,148	1961	253.41	290,909	KITCHEN	G		
				FLOOR COVER	34	COMB	1.00	C	AGR	N	ATT GARAGE	576		46.91	27,019	BATHS	G		
				INT FINISH	1	PLASTER	1.00	D	OPA	N	OPEN PORCH	168		56.65	9,517	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02	E	WDK	N	WOOD DECK	12		42.26	507	ELECT	A		
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	2		9,062.35	18,125				
																		EFF.YR/AGE	1984 / 38
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$415,800