Key: 5525

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RITTER MARIE C TR 9 FOAM RD SCITUATE, MA 02066	46-12-4-0	9 FOAM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RITTER MARIE C TR	04/02/2012	F	100	(117239)
RITTER MARIE C	08/25/2011	F	-100	(116437)
RITTER FRITZ A & MARIE C	07/15/2004	QS	390,000	(105701)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

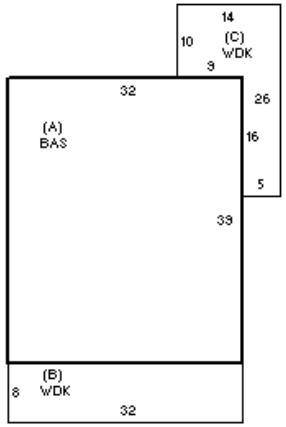
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06-241	05/03/2006	3	ALTERATIONS	8,000	08/03/2006	SJ	100	100
98-10	01/01/1998	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100 1.00	100 1.00	440,000	6.92	100 1.00	R08 1.00			349,460

TOTAL	5,009 SF	ZONING		FRNT	54
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	349,500	317,700
BUILDING	177,100	159,900
DETACHED	100	100
OTHER	0	0
TOTAL	**526,700**	**477,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70			10	17.03	100

PHOTO 10/20/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/15/2015	SJ
LIST	5/15/2015	EST
REVIEW	3/25/2011	ER

YEAR BLT	1940	SIZE ADJ	1.000
NET AREA	1,248	DETAIL ADJ	0.839
$NLA(RCN)	$206	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,027
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	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
A	BAS	L	BASE AREA	1,248	1940	187.83	234,408
+	WDK	N	WOOD DECK	476		38.40	18,278

TOTAL RCN 256,713

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 1972 / 50

COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69

RCNLD $177,100