

Key: 609

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 549

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RUZICKA JOHN & DANIELLE TRS 388 COUNTRY WAY SCITUATE, MA 02066				32-8-16-0				388 COUNTRY WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RUZICKA JOHN & DANIELLE T				01/21/2021	F	1	54241-346				
RUZICKA JOHN & DANIELLE				10/29/2015	QS	595,000	46213-257				
BANKS ROBERT E & DOROTHY				11/06/2013	F	1	43796-115				

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	%
10-230	06/08/2010	3	ALTERATIONS	32,000	08/03/2010	SJ	100	100
10-230	06/08/2010	3	ALTERATIONS	32,000	07/08/2011	SJ	100	100
88-69	03/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,200	SC	1.00	1.00	1.00	1.00		R02	0.90		354,810

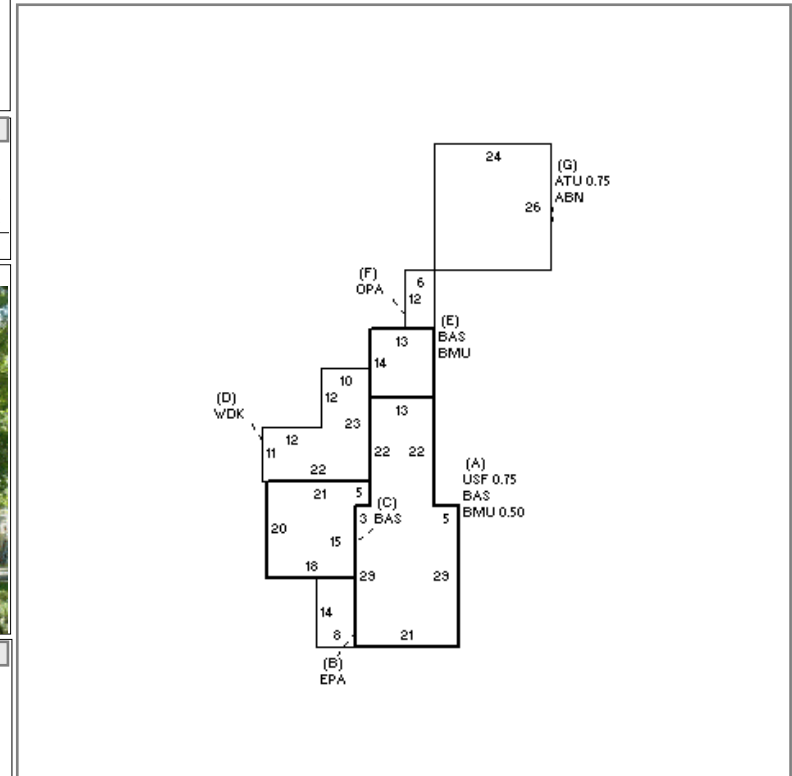
TOTAL	32,200 SF	ZONING	IN M37...	FRNT	136	ASSESSED		CURRENT	354,800	PREVIOUS	340,500
Ngh	SCITUATE	NOTE		LAND		518,000		BUILDING	0		460,600
Inf1	FACTOR 100		DETACHED	0		0					
Inf2	PHY 100		OTHER	0		0					
			TOTAL	872,800		801,100					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY 17... RENO. PER MLS. KIT./INT.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/8/2011	SJ
MODEL	1		RESIDENTIAL	LIST	7/8/2011	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/8/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1853	SIZE ADJ	1.000
NET AREA	2,123	DETAIL ADJ	1.224
\$NLA(RCN)	\$290	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	\$4,896
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	BRICK/STONE	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	99	N/A	1.00
INT FINISH	99	N/A	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	630		55.07	34,692
A	USF	L	UPPER STORY FIN	671	1853	221.97	148,942
B	EPA	N	ENCLOSED PORCH	112		90.20	10,102
+	BAS	L	BASE AREA	1,452	1853	244.09	354,413
D	WDK	N	WOOD DECK	362		38.40	13,901
F	OPA	N	OPEN PORCH	72		51.50	3,708
G	ABN	N	ATT BARN	624		32.70	20,405
G	ATU	N	ATTIC UNF	468		37.00	17,316
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	616,614
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2006 / 16
COND	16 16%
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$518,000