

Key: 6329

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.032

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
RIDLEY MARK A & LEAH C DERING-RIDLEY		55-3-4-0		28 RIDGE HILL RD	
28 RIDGE HILL RD SCITUATE, MA 02066		TRANSFER HISTORY		DOS	T
		RIDLEY MARK A & MARTIN ROBERT H & THERESA		08/06/2015	QS
		LAST WILLIAM F TRUSTEE		07/08/1986	QS
				12/30/1983	XX
CD	T	AC/SF/UN	Ngh	Inf1	Inf2
100	S	40,000	HBR 1.00	100	1.00
300	A	2,812	HBR 1.00	100	1.00
ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT
506,000	1.00	100	1.00	R04	1.15
9,108	1.00	W40	0.40	R04	1.15
					464,650
					25,610

LAND

TOTAL	3.730 Acres	ZONING	FRNT	241	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	490,300	447,000
Inf1	FACTOR 100		LAND	869,200	773,200		
Inf2	PHY 100		DETACHED	6,200	5,900		
			OTHER	0	0		
				TOTAL	1,365,700	1,226,100	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	20 0.80 39X25		975	6.81	5,300
SHF	A	1.00	30 0.70 10X8		80	15.97	900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1992	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	924,698
NET AREA	3,149	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	804		50.47	40,578	CONDITION ELEM	CD
\$NLA(RCN)	\$294	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	804		70.85	56,963	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,205	1992	230.23	277,427	INTERIOR	V
				ROOF COVER	1	ASPH SHINGLES	1.00	B	OPA	N	OPEN PORCH	100		61.80	6,180	KITCHEN	V
				FLOOR COVER	13	COMB	1.00	C	BIG	N	BUILT-IN GARAGE	650		55.93	36,356	BATHS	V
				INT FINISH	2	DRYWALL	1.00	C	ATF	L	ATTIC FINISH	325	1992	163.57	53,161	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	D	EPA	N	ENCLOSED PORCH	160		108.24	17,318	ELECT	U
				FUEL SOURCE	1	OIL	1.00	+ F	BAS WDK	L N	BASE AREA WOOD DECK	1,619	1992	253.17	409,879		
												372		46.08	17,142		
																EFF.YR/AGE	2016 / 6
																COND	6 6 %
																FUNC	0
																ECON	0
																DEPR	6 % GD 94
																RCNLD	\$869,200

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 %
16-60	02/16/2016	3	ALTERATIONS	140,000	08/01/2016	SJ	100 80
16-60	02/16/2016	2	ADDITIONS	140,000	08/10/2017	SJ	100 100
91-679	11/19/1991	1	NEW CONST				100 100
		6	CYCL GROWTH				100 100
		7	OTHERS				100 100

