

Key: 6331

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.034

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROJIK AMY TR S/O RIDGE HILL ROAD LLC 10 MONTVALE AVENUE SCITUATE, MA 02066				55-3-2-A				44 RIDGE HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RIDGE HILL ROAD LLC				01/06/2023	F	100	57578-180				
ROJIK AMY TR				08/09/2019	QS	509,000	51489-85				
BURKHARDT DIANA D				01/11/1985	QS	109,000	5933-256				

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	%
02-324	06/24/2002	3	ALTERATIONS				100	100
		6	CYCL GROWTH				100	100

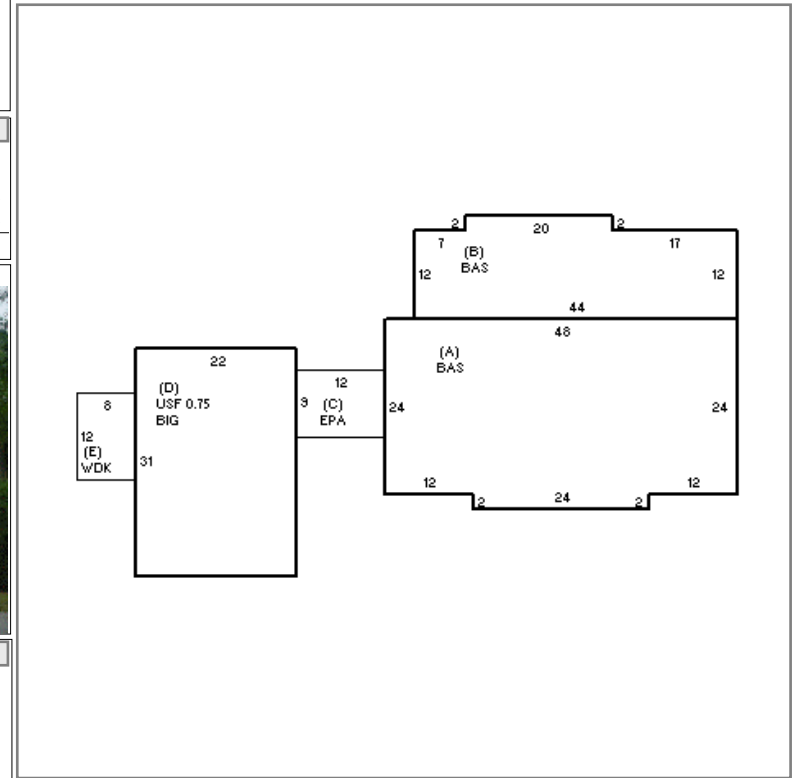
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,086	HBR 1.00	100	1.00	506,000	1.86	100	1.00	R04	1.15	434,540

TOTAL	20,086 SF	ZONING	NOTED	FRNT	282	ASSESSED	LAND 434,500 BUILDING 282,800 DETACHED 400 OTHER 0 TOTAL 717,700	CURRENT	395,000 255,300 300 0 650,600	PREVIOUS	
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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1989	30	17.03	400



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	9/3/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1962	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,280	DETAIL ADJ	0.807	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	1,768	1962	158.89	280,914
\$NLA(RCN)	\$177	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	108		90.20	9,742
				ROOF SHAPE	1	GABLE	1.00	D	BIG	N	BUILT-IN GARAGE	682		33.20	22,645
				ROOF COVER	1	ASPH SHINGLES	1.00	D	USF	L	UPPER STORY FIN	512	1962	144.49	73,980
				FLOOR COVER	34	COMB	1.00	E	WDK	N	WOOD DECK	96		38.40	3,686
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	404,058 <th>CONDITION ELEM</th> <th>CD</th>	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	U
EFF.YR/AGE	1973 / 49	COND	30 30 %
		FUNC	0
		ECON	0
		DEPR	30 % GD 70
RCNLD	\$282,800		