

Key: 6332

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.035

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARRIS SHAWN & KATHLEEN PO BOX 395 SCITUATE, MA 02066				55-3-2-0				26 RIDGE HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRIS SHAWN & KATHLEEN				04/30/1998	F	1	16143-340				
HARRIS, SHAWN				04/20/1990	QS	209,000	9709-17				
PASTERNAK STANLEY J				01/01/1973	XX		3802-238				

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	%
91-718	11/25/1991	7	OTHERS		08/17/2021	JD	100	100
91-324	07/10/1991	3	ALTERATIONS				100	100
90-167	04/18/1990	3	ALTERATIONS				100	100

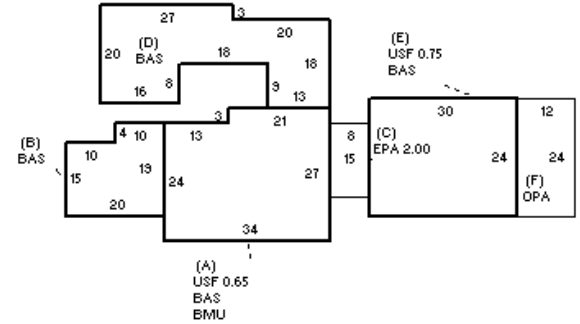
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	100	1.00	1.00	R04	1.15		464,650
300	A	2,182	HBR 1.00	100	1.00	100	1.00	1.00	R04	1.15		49,680

TOTAL	3.100 Acres	ZONING	FRNT	380	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	514,300	470,100
Inf1	FACTOR 100		BUILDING	502,900	447,300		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
TOTAL						1,018,400	918,500

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30 0.70	12X10		120	13.93	1,200



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	9/22/2009	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	8/17/2021	JD
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1640	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	811,072
NET AREA	3,799	DETAIL ADJ	1.150	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	879		44.10	38,768		
\$NLA(RCN)	\$214	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,111	1640	173.21	192,438		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	2,688	1640	190.47	511,982		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	240		81.18	19,483		
				FLOOR COVER	2	SOFTWOOD	1.00	F	OPA	N	OPEN PORCH	288		46.35	13,349		
				INT FINISH	1	PLASTER	1.00	F11	O	O	FPL 1S 10P	4		6,552.90	26,212		
				HEATING/COOLING	1	FORCED AIR	1.00	ODS	O	O	OUT DOOR SHOWER	1		1,388.70	1,389		
				FUEL SOURCE	1	OIL	1.00										
																CONDITION ELEM	CD
																EXTERIOR	F
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1967 / 55
																COND	38 38 %
																FUNC	0
																ECON	0
																DEPR	38 % GD 62
																RCNLD	\$502,900