

Key: 6334

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.037

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
LAWSON JEFFREY C & EMMA A				55-3-3-0				20 RIDGE HILL RD				
20 RIDGE HILL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				LAWSON JEFFREY C & EMMA A				01/31/2020	O	540,000	52294-135	
				NOISEUX DEANNE A TR				08/02/2019	F	100	51457-331	
				NOISEUX PAUL & DEANNE A				01/01/1973	QS		3787-337	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-23	01/13/2023	3	ALTERATIONS	17,000	05/09/2023	JD	100	100
21-23	01/13/2021	3	ALTERATIONS	17,000	08/17/2021	JD	100	50
21-23	01/13/2021	3	ALTERATIONS	17,000	07/27/2022	JD	100	55
20-703	10/21/2020	4	DEMO	1,000	08/17/2021	JD	100	100
99-177	05/03/1999	3	ALTERATIONS				100	100

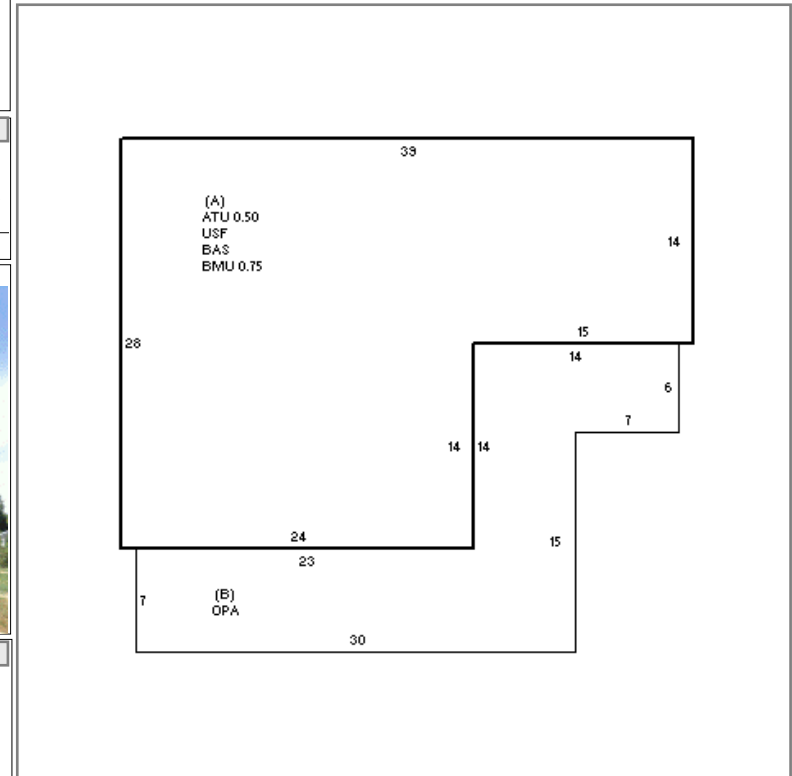
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,000	HBR 1.00	100	1.00	100	1.00		R04	1.15		454,560

TOTAL	33,018 SF	ZONING	FRNT	381	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	454,600	413,200
Infl1	FACTOR 100		BUILDING	325,600	289,700		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	169,000	65,800		
					TOTAL	949,200	768,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	JD
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	5/9/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,680		
NET AREA	1,764	DETAIL ADJ	1.200	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	662		59.41	39,333	CONDITION ELEM	CD		
\$NLA(RCN)	\$308	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	882	1900	272.69	240,514	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	882	1900	247.98	218,721	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	441		40.70	17,949	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	B	OPA	N	OPEN PORCH	350		56.65	19,828	BATHS	F		
				INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00		HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
																		EFF.YR/AGE	1966 / 56
																		COND	40 40 %
																		FUNC	0
																		ECON	0
																		DEPR	40 % GD 60
																		RCNLD	\$325,600

