

Key: 6335

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.039

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BUTLER HELEN M 2 RIDGE HILL RD SCITUATE, MA 02066				55-3-5-0				2 RIDGE HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUTLER HELEN M				07/15/2021	F		55313-3				
BUTLER LOUIS C & HELEN M				12/24/1992	QS	170,000	11532-124				
MCKEEVER RAYMOND L & M L				10/04/1982	XX		5218-406				

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	%
22-1056	10/11/2022	2	ADDITIONS	62,500	05/09/2023	JD	100	100

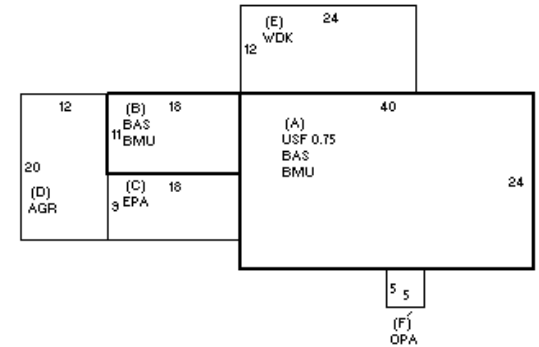
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,266	HBR 1.00	100	1.00	100	1.00	660,000	1.69	100	1.00	571,490

TOTAL	22,259 SF	ZONING		FRNT	305	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	571,500	484,900			
Inf1	FACTOR 100		BUILDING	379,100	314,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>950,600</b>	<b>799,800</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/9/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/9/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/17/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	526,584	
NET AREA	1,878	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,158		45.30	52,457	CONDITION ELEM	CD	
\$NLA(RCN)	\$280	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,158	1956	233.20	270,042	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	720	1956	212.07	152,689	INTERIOR	G
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	162		90.20	14,612	KITCHEN	G		
ROOMS	8	1.00	FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	240		56.05	13,452	BATHS	G		
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	E	WDK	N	WOOD DECK	288		38.40	11,059	HEAT	A		
BATHROOMS	1	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	F	OPA	N	OPEN PORCH	25		51.52	1,288	ELECT	A		
# 1/2 BATHS	0	1.00	FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239				
TOT FIXTURES	3	\$2,746																
# UNITS	1	1.00																
																EFF.YR/AGE	1977 / 45	
																COND	28 28 %	
																FUNC	0	
																ECON	0	
																DEPR	28 % GD 72	
																RCNLD	\$379,100	