

Key: 6339

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.043

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON ROBERT T & COURTNEY 21 RIDGE HILL RD SCITUATE, MA 02066				55-2-22-0				21 RIDGE HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON ROBERT T & COURTNEY				11/24/2020	F	100	(131141)				
ANDERSON ROBERT T				11/17/2008	QS	380,000	(112697)				
REED B H & KEIRSTEAD DONN				03/26/2003	A	100	(103024)				

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	%
18-89	02/22/2018	2	ADDITIONS	108,000	06/21/2018	JD	100	100

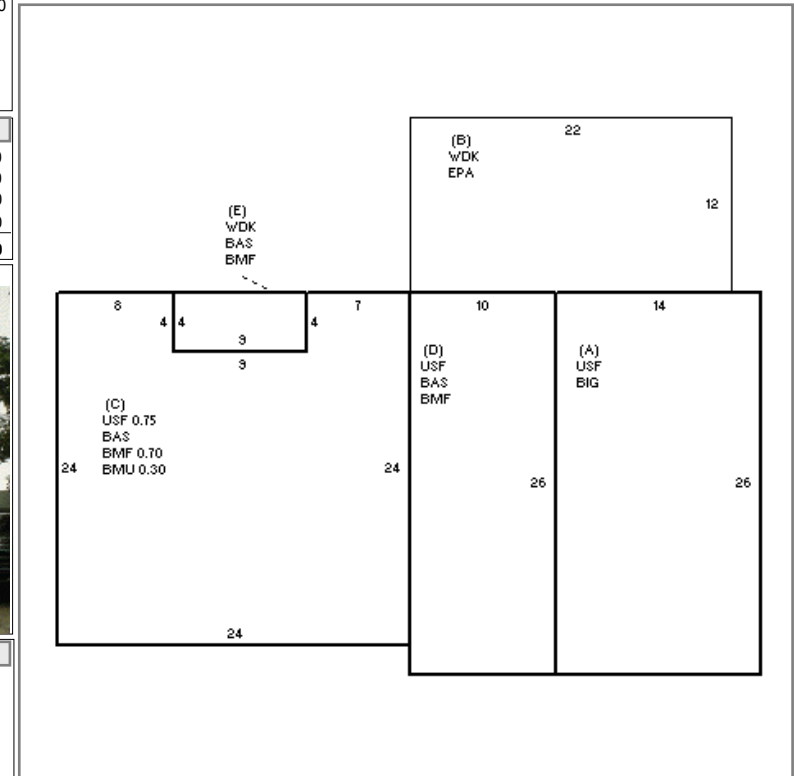
LAND

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	660,000	1.00	100	1.00	606,060
300	A	0.142	HBR 1.00	100	1.00	100	1.00	1.00	29,700	1.00	100	1.00	4,220

TOTAL	1.060 Acres	ZONING		FRNT	133	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE		LAND	610,300	518,000		
Inf1	FACTOR 100		BUILDING	373,400	336,900			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
TOTAL						983,700	854,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2009	EST
STYLE	3	1.00	SPLIT LEVEL [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	497,849
NET AREA	1,865	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	364		49.16	17,896	CONDITION ELEM	CD
\$NLA(RCN)	\$267	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,029	1956	189.47	194,967	EXTERIOR	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	264	90.20	23,813	INTERIOR	
STORIES	2	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	300		38.40	11,520	KITCHEN		
ROOMS	7	1.00	FLOOR COVER	14	COMB	1.00	C	BMU	N	BSMT UNFINISHED	162		49.80	8,068	BATHS		
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	836	1956	208.35	174,181	BATHS		
BATHROOMS	3	1.00	HEATING/COOLING	2	HOT WATER	1.02	+	BMF	N	BSMT FINISH-SEP	674		69.92	47,123	HEAT		
# 1/2 BATHS	1	1.00	FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	1		11,305.00	11,305	ELECT		
TOT FIXTURES	11	\$8,976															
# UNITS	1	1.00															
																EFF.YR/AGE	1990 / 32
																COND	25 25 %
																FUNC	0
																ECON	0
																DEPR	25 % GD 75
																RCNLD	\$373,400