

Key: 6340

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.044

LEGAL

LAND

DETACHED

BUILDING

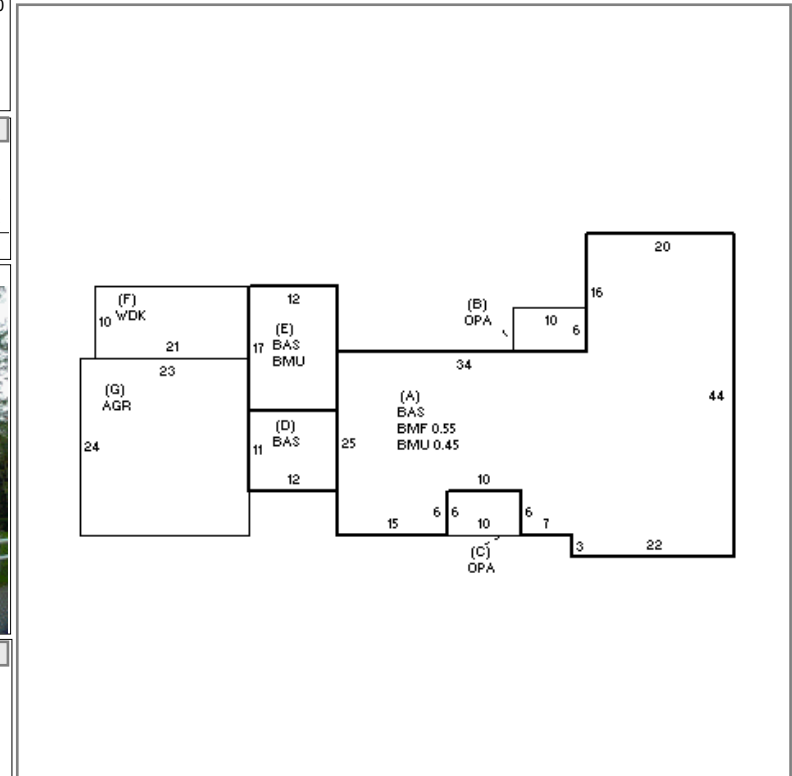
CURRENT OWNER				PARCEL ID				LOCATION			
MCINTYRE ROBERT O & DEBORAH A TRUSTEES				55-2-23-0				31 RIDGE HILL RD			
31 RIDGE HILL RD SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)		
				MCINTYRE ROBERT O & DEBOR		04/29/2009	F		1 (113240)		
				MCINTYRE ROBERT O		05/07/1979	QS		3618-24		
				HERSHEY WILLIAM D & SUZAN		01/01/1969	XX		(C00042283)		

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 %
90-07	01/04/1990	3	ALTERATIONS				100 100

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	506,000	1.00	100	1.00	R04	1.15	464,650
300	A	0.372	HBR 1.00	100	1.00	13,662	1.00	W60	0.60	R04	1.15	5,080

TOTAL	1.290 Acres	ZONING		FRNT	157	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	469,700	427,300
Inf1	FACTOR 100					BUILDING	373,900	337,300
Inf2	PHY 100					DETACHED	0	0
						OTHER	0	0
						TOTAL	843,600	764,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/21/2009	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	3/17/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	541,856		
NET AREA	2,012	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	958		44.92	43,034	CONDITION ELEM	CD		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	BMF	N	BSMT FINISH-SEP	922		63.06	58,141	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	120		56.65	6,798	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	2,012	1956	191.99	386,290	KITCHEN			
				FLOOR COVER	14	COMB	1.00	F	WDK	N	WOOD DECK	210		42.24	8,870	BATHS			
				INT FINISH	1	PLASTER	1.00	G	AGR	N	ATT GARAGE	552		47.35	26,135	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	O	FPL 1S 1OP	1		8,009.10	8,009	ELECT			
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE	1972 / 50
																	COND	31 31 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	31 % GD 69	
																	RCNLD	\$373,900	