

Key: 6341

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.045

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |  |
|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|--|
| HAYES ROBERT & ORNELAS KIM<br>37 RIDGE HILL RD<br>SCITUATE, MA 02066 |  |  |  | 55-2-24-0  |    |            |              | 37 RIDGE HILL RD |  |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |  |
| HAYES ROBERT & ORNELAS KI  |  |  |  | 08/22/2022 | QS | 885,000    | (134368)     |                  |  |  |  |  |
| HALLIDAY LAURA   |  |  |  | 03/16/2009 | H  | 489,900    | (113090)     |                  |  |  |  |  |
| DRAPER THOMAS F SR TRUSTE  |  |  |  | 08/24/2002 | XX | 100        | (99818)      |                  |  |  |  |  |

| 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    | %   |
| 22-1069 | 10/12/2022 | 3             | ALTERATIONS | 16,780 | 05/23/2023 | NC | 100    | 100 |
| 97-289  | 06/03/1997 | 7             | OTHERS      |        | 09/26/2022 | JD | 100    | 100 |
|         |            | 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 | 100      | 1.00 | 100  | R04 | 1.15 |            | 464,650   |
| 300 | A | 1,772    | HBR 1.00 | 100  | 1.00 | 100      | 1.00 | W60  | R04 | 1.15 |            | 24,210    |

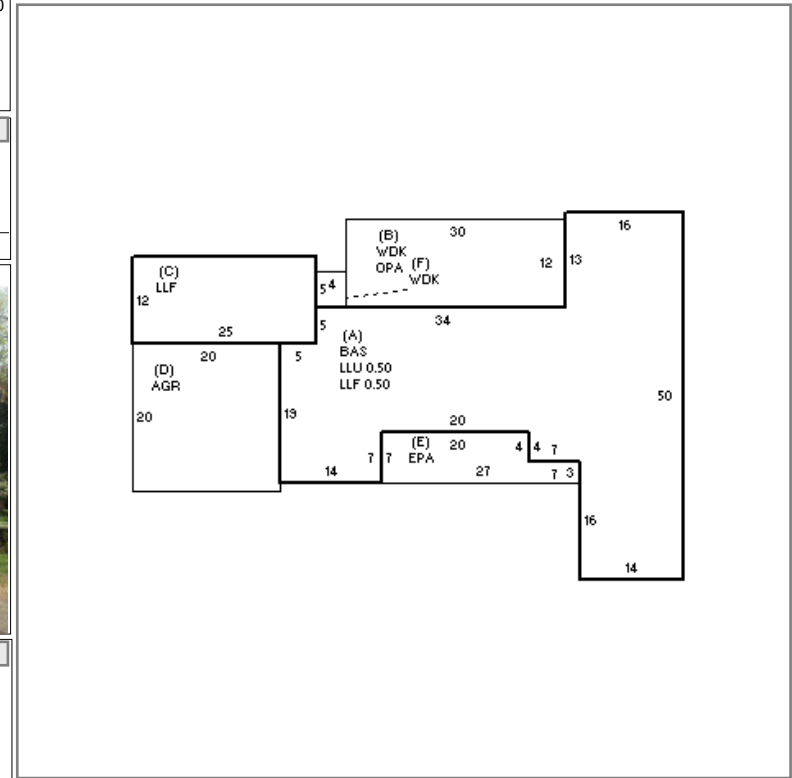
| TOTAL | 2.690 Acres | ZONING | FRNT 122 | ASSESSED | 488,900 | CURRENT  | 445,600 | PREVIOUS | 332,100 |
|-------|-------------|--------|----------|----------|---------|----------|---------|----------|---------|
| Ngh   | HARBOR      | NOTE   | LAND     | 488,900  | 445,600 | BUILDING | 393,200 | 332,100  |         |
| Inf1  | FACTOR 100  |        | DETACHED | 0        | 0       | OTHER    | 0       | 0        |         |
| Inf2  | PHY 100     |        | TOTAL    | 882,100  | 777,700 |          |         |          |         |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BLDG COMMENTS

MLS



| BUILDING | CD | ADJ  | DESC                | MEASURE | 9/21/2009 | PL  |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL         | LIST    | 9/21/2009 | EST |
| STYLE    | 1  | 0.85 | RANCH [100%]        | REVIEW  | 6/30/2023 | M   |
| QUALITY  | +  | 1.10 | AVG +/GOOD - [100%] |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%]   |         |           |     |

| YEAR BLT     | 1960  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|--------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA     | 2,586 | DETAIL ADJ | 0.884 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | + | LLF | L | LOWER LEVEL FIN | 1,062 | 1960 | 125.13    | 132,886 |
| \$NLA(RCN)   | \$211 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | A | LLU | N | LOWER LEVEL UNF | 762   |      | 52.67     | 40,132  |
| CAPACITY     |       | UNITS      | ADJ   | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | BAS | L | BASE AREA       | 1,524 | 1960 | 181.41    | 276,467 |
| STORIES      | 1     | 1.00       |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | B | OPA | N | OPEN PORCH      | 360   |      | 56.65     | 20,394  |
| ROOMS        | 5     | 1.00       |       | FLOOR COVER     | 34 | COMB           | 1.00 | D | AGR | N | ATT GARAGE      | 400   |      | 51.57     | 20,626  |
| BEDROOMS     | 3     | 1.00       |       | INT FINISH      | 1  | PLASTER        | 1.00 | E | EPA | N | ENCLOSED PORCH  | 161   |      | 99.22     | 15,974  |
| BATHROOMS    | 2     | 1.00       |       | HEATING/COOLING | 11 | HW/COOL AIR    | 1.04 | + | WDK | N | WOOD DECK       | 380   |      | 42.24     | 16,051  |
| # 1/2 BATHS  | 1     | 1.00       |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | F11 | O | FPL 1S 1OP      | 1     |      | 8,009.10  | 8,009   |
| TOT FIXTURES | 9     | \$7,002    |       |                 |    |                |      |   | FPL | O | FIREPLACE       | 1     |      | 8,594.30  | 8,594   |
| # UNITS      | 1     | 1.00       |       |                 |    |                |      |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 546,136    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | G          |
| KITCHEN        | G          |
| BATHS          | G          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 1977 / 45  |
| COND           | 28 28 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 28 % GD 72 |
| RCNLD          | \$393,200  |