Key: 6342

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6,046

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FERRANTE ROSALIND & LETSCHE ROBERT E 41 RIDGE HILL ROAD SCITUATE, MA 02066	55-2-25-0	41 RIDGE HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FERRANTE ROSALIND &	06/27/2001	F		(99491)
FERRANTE ROSALIND	01/01/1973	XX		50164-0
COUTURE JOSEPH H & HAZEL	01/01/1967	XX		(C00039336)

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	%

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR	1.00	100	1.00	100	1.00	506,000	1.00	100	1.00	R04	1.15			464,650
300	A	0.462	HBR	1.00	100	1.00	100	1.00	13,662	1.00	W60	0.60	R04	1.15			6,310

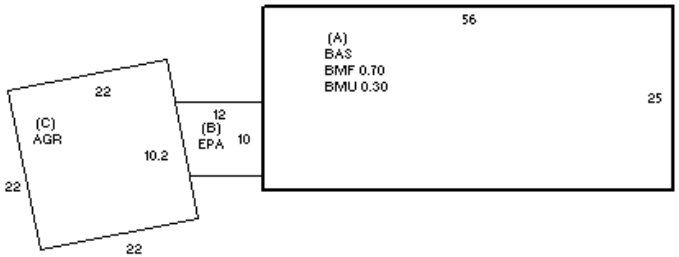
TOTAL	1.380 Acres	ZONING		FRNT	163
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	471,000	428,500
BUILDING	313,000	278,400
DETACHED	0	0
OTHER	0	0
TOTAL	**784,000**	**706,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/26/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.85	RANCH [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/21/2009	PL
LIST	9/21/2009	EST
REVIEW	3/17/2011	ER

YEAR BLT	1961	SIZE ADJ	1.000
NET AREA	1,400	DETAIL ADJ	0.867
$NLA(RCN)	$302	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$4,578
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	420		47.65	20,015
A	BMF	N	BSMT FINISH-SEP	980		66.90	65,558
A	BAS	L	BASE AREA	1,400	1961	207.27	290,181
B	EPA	N	ENCLOSED PORCH	110		99.22	10,914
C	AGR	N	ATT GARAGE	484		48.90	23,667
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN	422,921
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1985 / 37	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD		$313,000