

Key: 6343

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.047

LEG
AL
LAND

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|---|----------|----------|------------|------|------------|--------------|------------------|------|-----|------------|-----------|
| NILAND LAWRENCE J & JUDITH B 45 RIDGE HILL ROAD SCITUATE, MA 02066 | | | | 55-2-26-0 | | | | 45 RIDGE HILL RD | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| NILAND LAWRENCE J & JUDIT | | | | 10/13/1989 | QS | 275,000 | (79228) | | | | | |
| KOEFFLER CARLA L | | | | 11/29/1985 | QS | 145,000 | 72436- | | | | | |
| CURLEY J CLIFFORD & KOEFF | | | | 12/21/1983 | XX | | (C00068697) | | | | | |
| 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 | 0.642 | HBR 1.00 | 100 | 1.00 | 22,770 | 1.00 | 100 | 1.00 | R04 | 1.15 | 14,620 |

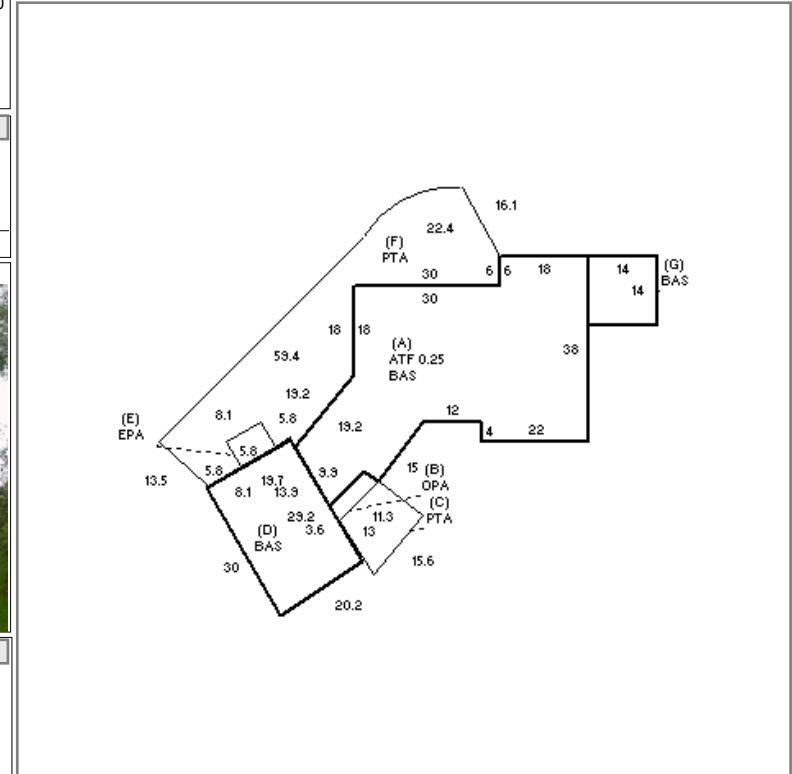
| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|------------|---------------|-------------|--------|------------|----|--------|-----|
| 1010 | 100 | SINGLE FAMILY | | | | 1 | 1 of 1 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| 05-210 | | 2 | ADDITIONS | | 08/30/2006 | SJ | 100 | 100 |
| 02-131 | 05/05/2005 | 2 | ADDITIONS | 48,000 | 07/20/2005 | SJ | 100 | 100 |
| 01-284 | 03/12/2002 | 3 | ALTERATIONS | | | | 100 | 100 |
| 95-396 | 06/18/2001 | 3 | ALTERATIONS | | | | 100 | 100 |
| | 07/01/1995 | 3 | ALTERATIONS | | | | 100 | 100 |

LAND

| | | | | | | | |
|-------|-------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 1.560 Acres | ZONING | FRNT | 355 | ASSESSED | CURRENT | PREVIOUS |
| Ngh | HARBOR | NOTE | LAND | 479,300 | 436,400 | | |
| Inf1 | FACTOR 100 | | BUILDING | 458,300 | 407,700 | | |
| Inf2 | PHY 100 | | DETACHED | 33,700 | 32,200 | | |
| | | | OTHER | 0 | 0 | | |
| | | | TOTAL | 971,300 | 876,300 | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|------|-------|-----------|--------|
| DGF | A | 1.00 | 40 0.60 | 2002 | 720 | 41.96 | 18,100 |
| SHF | A | 1.00 | 30 0.70 | | 40 | 17.03 | 500 |
| IPG | A | 1.00 | 30 0.70 | 1994 | 600 | 35.93 | 15,100 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 4/16/2015 | SJ |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/16/2015 | EST |
| STYLE | 1 | 0.85 | RANCH [100%] | REVIEW | 3/17/2011 | ER |
| QUALITY | G | 1.20 | GOOD [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

INDING

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 619,366 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA | 3,073 | DETAIL ADJ | 0.867 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | + | BAS | L | BASE AREA | 2,420 | 1954 | 196.29 | 475,018 | | |
| \$NLA(RCN) | \$202 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | ATF | L | ATTIC FINISH | 457 | 1954 | 126.82 | 57,959 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | OPA | N | OPEN PORCH | 38 | | 61.80 | 2,348 | | |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | PTA | N | PATIO | 1,403 | | 17.88 | 25,086 | | |
| | | | | FLOOR COVER | 14 | COMB | 1.00 | E | EPA | N | ENCLOSED PORCH | 47 | | 108.23 | 5,087 | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | G | BAS | L | BASE AREA | 196 | 2005 | 196.29 | 38,472 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F11 | O | O | FPL 1S 1OP | 1 | | 8,737.20 | 8,737 | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | 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 | \$458,300 |