

Key: 6344

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.048

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
DESMOND SCOTT M 55 RIDGE HILL ROAD SCITUATE, MA 02066				55-2-27-0				55 RIDGE HILL RD					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
DESMOND SCOTT M				11/26/1996	QS	119,000	14808-337						
JENKINS MICHAEL J				03/02/1990	QS		9631-232						
JENKINS DOROTHY A				01/01/1975	QS	7,000	4009-112						
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,155	HBR 1.00	100	1.00	100	1.00	455,400	4.91	90	0.90	R04 1.15	367,540

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	%
02-081	02/14/2002	3	ALTERATIONS		01/26/2023	JD	100	100
90-51	02/27/1990	7	OTHERS		02/06/2018		100	100
		3	ALTERATIONS		03/29/2004	PJB	100	100
		3	ALTERATIONS				100	100
		2	ADDITIONS				100	100

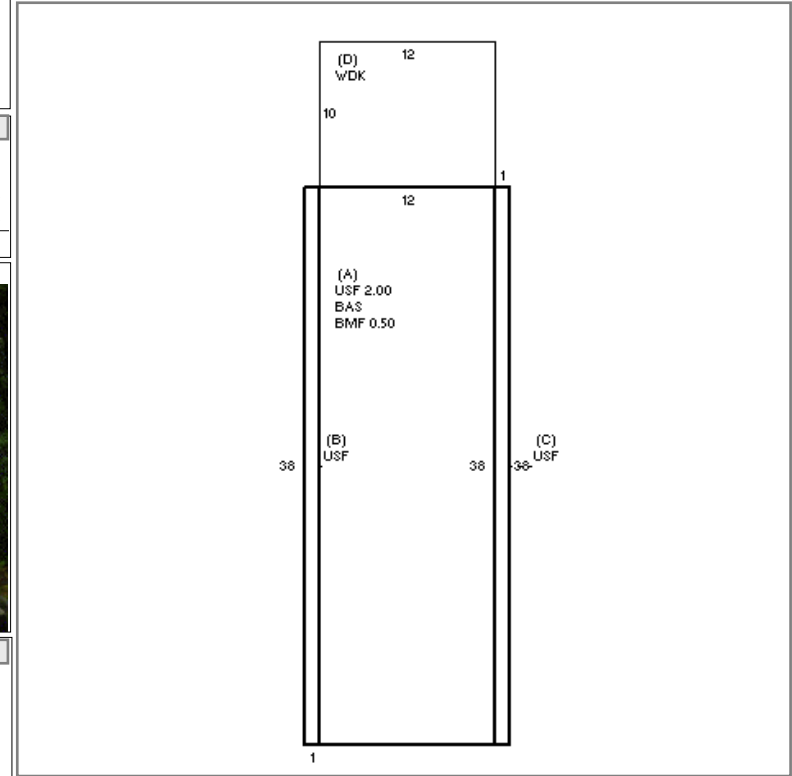
TOTAL	7,155 SF	ZONING	FRNT	25	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE INFL. 3 = NARROW LOT(25')	LAND	367,500	334,100		
Inf1	FACTOR 100		BUILDING	252,500	215,500		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	620,000	549,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2018	JD
MODEL	1		RESIDENTIAL	LIST	2/6/2018	JD
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/26/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
MLS



YEAR BLT	1990	SIZE ADJ	1.000
NET AREA	1,444	DETAIL ADJ	0.990
\$NLA(RCN)	\$221	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	3	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	5	\$3,960	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.99
FUEL SOURCE	3	ELECTRIC	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMF	N	BSMT FINISH-SEP	228		88.65	20,212
A	BAS	L	BASE AREA	456	1990	213.70	97,447
+	USF	L	UPPER STORY FIN	988	1990	194.34	192,006
D	WDK	N	WOOD DECK	120		38.40	4,608
	ODS	O	OUT DOOR SHOWER	1		1,328.00	1,328

TOTAL RCN	319,561
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	20 20 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$252,500