

Key: 6345

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.049

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLODIN DEREK G & SHEELAH 57 RIDGE HILL RD SCITUATE, MA 02066				55-2-28-F				57 RIDGE HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLODIN DEREK G & SHEELAH				04/22/2016	U	270,000	46833-183				
JENKINS HAROLD & DOROTHY				01/01/1959	QS		2657-367				
CAPPUCCIO JOSEPH M & MARY				01/01/1947	XX		1927-124				

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	%
19-383	05/24/2019	2	ADDITIONS	90,000	08/26/2019	JD	100	80
19-383	05/24/2019	2	ADDITIONS	90,000	07/30/2020	JD	100	100
19-199	04/02/2019	2	ADDITIONS	15,000	08/26/2019	JD	100	100
17-197	04/11/2017	3	ALTERATIONS	4,000	08/10/2017	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,845	HBR 1.00	100	1.00	660,000	2.82	100	1.00	WV3	1.50	549,650

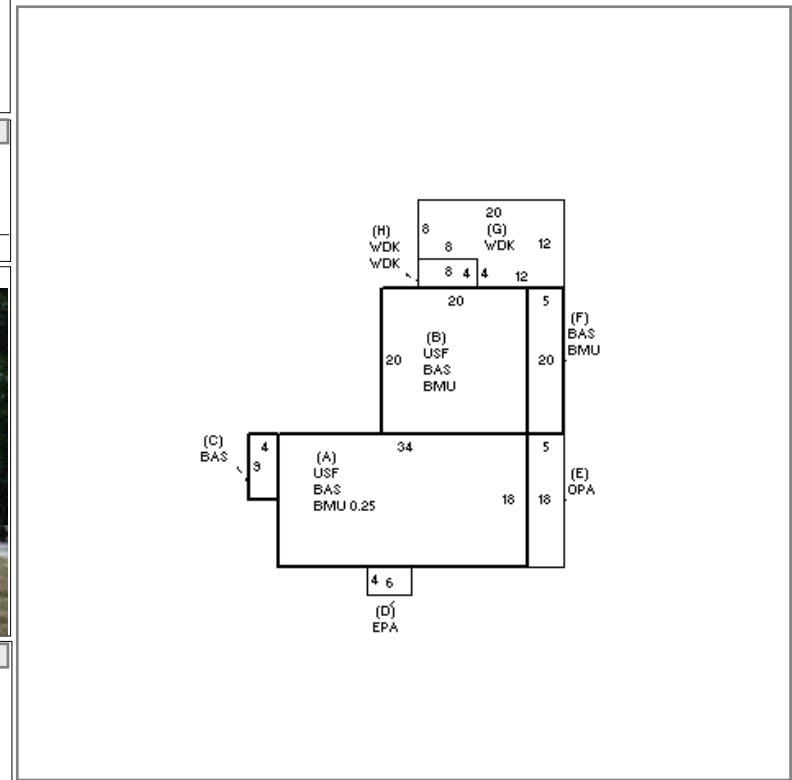
TOTAL	12,850 SF	ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	549,700	466,400		
Inf1	FACTOR 100		BUILDING	477,000	424,300		
Inf2	PHY 100		DETACHED	800	700		
			OTHER	0	0		
			TOTAL	1,027,500	891,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 8		64	17.03	800



BUILDING	CD	ADJ	DESC	MEASURE	8/26/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/26/2019	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/30/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	581,724
NET AREA	2,160	DETAIL ADJ	1.248	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	653		54.31	35,464	CONDITION ELEM	CD
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,012	1930	225.60	228,312	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.00	+	BAS	L	BASE AREA	1,148	1930	248.08	284,799	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	24		90.21	2,165	KITCHEN	V
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	90		51.50	4,635	BATHS	G
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	272		38.40	10,445	HEAT	U
				HEATING/COOLING	11	HW/COOL AIR	1.04	F21	O	FPL 2S 1OP	1			8,239.00	8,239	ELECT	U
				FUEL SOURCE	2	GAS	1.00	ODS	O	OUT DOOR SHOWER	1			1,675.00	1,675		



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	\$5,990
# UNITS	1	1.00

EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$477,000