

Key: 6655

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.353

LEGAL

LAND

DETACHED

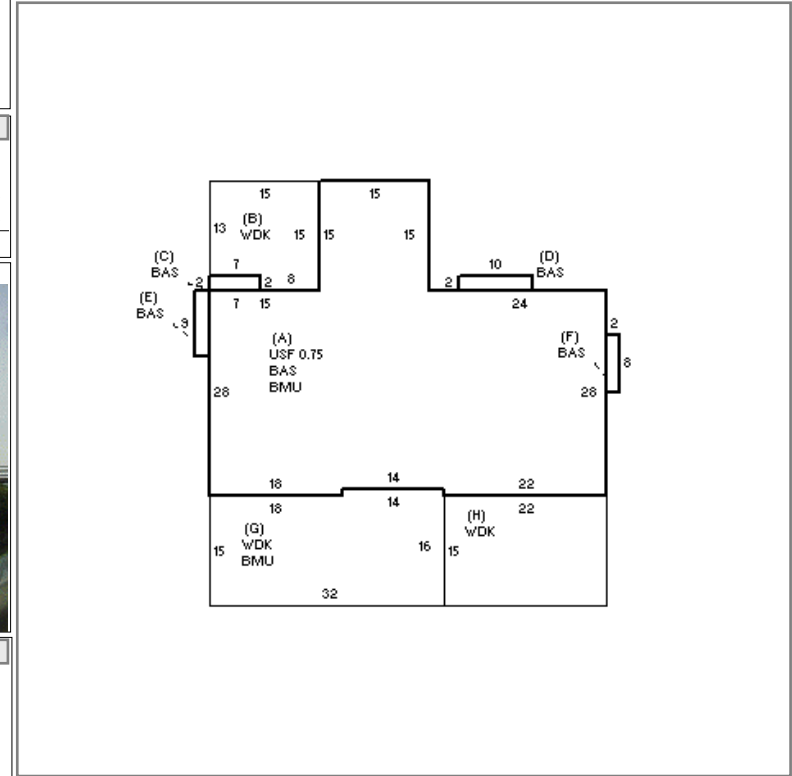
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION					
RYAN MEREDITH A & CARROLL JOSEPH M PO BOX 66281 NEWTON, MA 02466				60-1-5-0				6 DICKENS ROW					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				RYAN MEREDITH A & RYAN MEREDITH A RYAN ANNE C				10/16/2020 07/15/2015 05/16/2005	F A F	1 740,000 1	53636-130 45798-321 30525-248		
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	15,820	CLF 1.00	100	1.00	841,500	2.32	85	0.85	WV5	2.25	710,250	

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 %
85-312	06/24/1985	4	DEMO				100 100
85-312	06/24/1985	1	NEW CONST	110,000			100 100

TOTAL	15,820 SF	ZONING	FRNT	86	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	NOTE INFL.3 = SEAWALL COMPROMISED			LAND	710,300	660,000
Inf1	FACTOR 100		BUILDING	476,500	411,300		
Inf2	PHY 100		DETACHED	0	0		
					OTHER	0	0
					TOTAL	1,186,800	1,071,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/29/2009	PL
MODEL	1		RESIDENTIAL	LIST	9/29/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/15/2011	ER
QUALITY	V	1.40	VERY GOOD [100%]	BLDG COMMENTS		
FRAME	1	1.00	WOOD FRAME [100%]	FY12 QUALITY CHANGE FROM GD TO VG PER FIELD REVIEW. STYLE CHANGE FROM CONTEMPORARY TO CAPE PER FIELD REVIEW.		

YEAR BLT	1930	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,083,036		
NET AREA	3,083	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,217		55.64	123,353	CONDITION ELEM CD			
\$NLA(RCN)	\$351	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	1,292	1930	269.20	347,810	EXTERIOR			
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	1,035		53.76	55,642	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,791	1930	296.03	530,181	KITCHEN			
				FLOOR COVER	2	SOFTWOOD	1.00		BMG	O	BSMT GARAGE	2		3,487.40	6,975	BATHS			
				INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,534.60	11,535	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02											ELECT	
				FUEL SOURCE	99	N/A	1.00											EFF.YR/AGE 1956 / 66	
																	COND	56	56 %
																	FUNC	0	
																	ECON	0	
																	DEPR	56	% GD 44
																	RCNLD		\$476,500