

Key: 6875

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.569

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
RYAN SUSAN C 516 FIRST PARISH RD SCITUATE, MA 02066				31-1-44-A				516 FIRST PARISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN SUSAN C				05/09/2016	F	1 (123365)					
RYAN SUSAN C & WILLIAM S				09/04/2002	QS	650,000 (101976)					
LEVINE DEBRA A & RUBENSTE				05/01/1997	QS	405,000 (C00091313)					

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 %

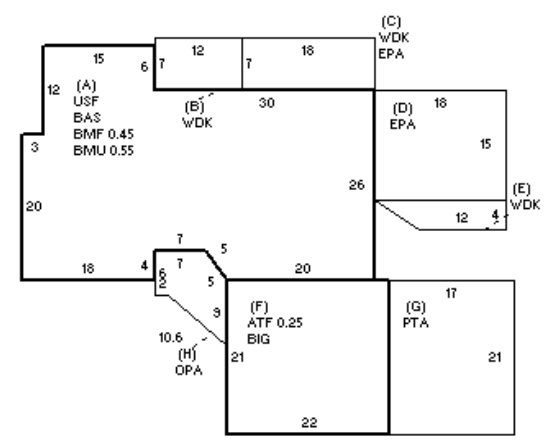
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	374,000	1.00	100	1.00	R03	0.85	343,430

TOTAL	39,988 SF	ZONING	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	343,400	312,200
Infl1	FACTOR 100		BUILDING	569,800	506,900		
Infl2	PHY 100		DETACHED	18,000	17,100		
			OTHER	0	0		
					TOTAL	931,200	836,200

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	25 0.75		80	15.97	1,000
IPG	A	1.00	30 0.70		512	37.28	13,400
HTB	A	1.00	30 0.70		1	5,181.80	3,600



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/26/2010	EST
STYLE	8	0.90	CONTEMPORARY [100%]	REVIEW	3/14/2011	ER
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	739,994	
NET AREA	2,688	DETAIL ADJ	0.945	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	707		53.00	37,468	CONDITION ELEM	CD	
\$NLA(RCN)	\$275	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	579		74.40	43,075	EXTERIOR		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,286	1983	217.77	280,055	INTERIOR		
				ROOF COVER	2	WOOD SHINGLES	1.01	A	USF	L	UPPER STORY FIN	1,286	1983	198.04	254,680	KITCHEN		
				FLOOR COVER	13	COMB	1.00	+ WDK	N	WOOD DECK	270			46.08	12,442	BATHS		
				INT FINISH	2	DRYWALL	1.00	+ EPA	N	ENCLOSED PORCH	396			108.24	42,863	HEAT		
				HEATING/COOLING	11	HW/COOL AIR	1.04	F BIG	N	BUILT-IN GARAGE	462			51.06	23,590	ELECT		
				FUEL SOURCE	99	N/A	1.00	F ATF	L	ATTIC FINISH	116	1983		140.70	16,321			
																	EFF.YR/AGE	1995 / 27
																	COND	23 23 %
																	FUNC	0
																	ECON	0
																	DEPR	23 % GD 77
																	RCNLD	\$569,800