

Key: 6938

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.631

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RISKU DANIEL M & CYNTHIA C 13 SADDLE LANE HANOVER, MA 02339				64-6-32-0				54 MOORLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RISKU DANIEL M & CYNTHIA				03/22/2019	O	672,500	50925-291				
WEAVER ANNE V TR				06/14/2017	F	1	48541-287				
WEAVER ANNE V				09/10/2007	QS	594,000	35060-229				

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 %
19-311	05/06/2019	7	OTHERS		09/14/2022	JD	100 50
09-634	08/10/2009	3	ALTERATIONS	72,400	08/28/2019	JD	100 100
08-346	07/28/2008	3	ALTERATIONS	38,000	09/08/2010	SJ	100 100
07-670	11/14/2007	3	ALTERATIONS	10,000	08/27/2009	SJ	100 100
				8,000	08/07/2008	SJ	100 100

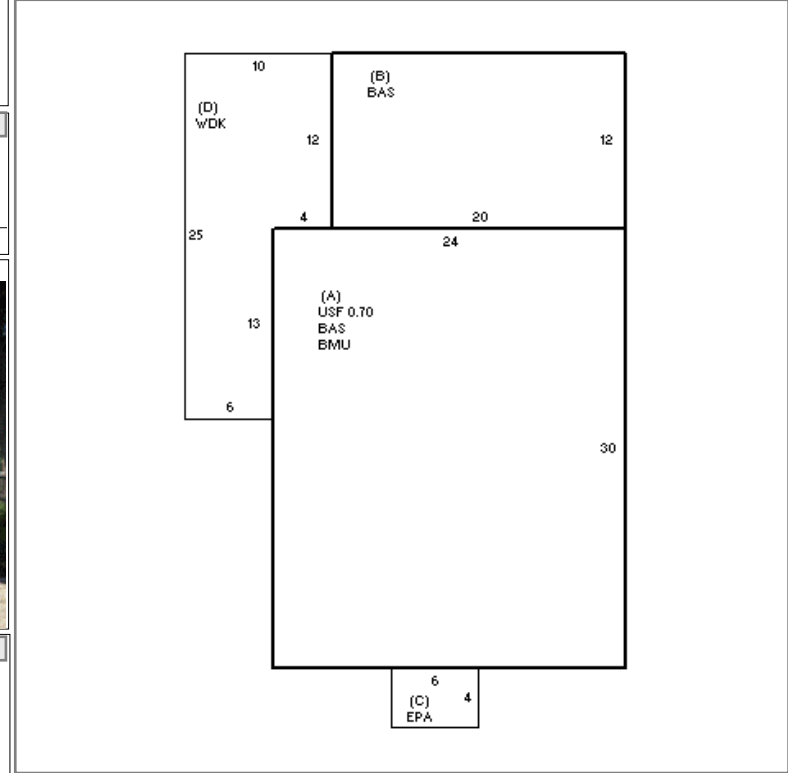
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,505 CLF	1.00	100	1.00	940,500	4.70	95	0.95	WV5	2.25	760,790

TOTAL	7,505 SF	ZONING	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Ngh	CLIFFS	N O T E INFL3=View			LAND	760,800	707,000
Infl1	FACTOR 100		BUILDING	292,800	260,500		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						1,053,600	967,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/29/2019	JD
MODEL	1		RESIDENTIAL	LIST	8/29/2019	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	9/14/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	401,054		
NET AREA	1,464	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		52.37	37,708	CONDITION ELEM	CD		
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	504	1950	215.09	108,404	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	960	1950	236.52	227,057	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	24		90.21	2,165	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	D	WDK	N	WOOD DECK	198		38.40	7,603	BATHS	G		
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	1		7,281.00	7,281	HEAT	U		
				HEATING/COOLING	1	FORCED AIR	1.00		GEN	O	GENERATOR	1		0.00		ELECT	U		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		5,556.00	5,556				
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	5
																		DEPR	27 % GD 73
																		RCNLD	\$292,800