

Key: 7802

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.468

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|-------------------|--|--------------|--|--|--|
| RICCARDI LINDA M & GAHAN CAROL R 10 SADDLEBACK DRIVE WRENTHAM, MA 02093 | | | | 73-16-5-0 | | | | 13 JULIAN ST | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | | BK-PG (Cert) | | | |
| RICCARDI LINDA M | | | | 07/12/1994 | F | 1 (86664) | | | | | |
| RICCARDI VINCENT J AND HE | | | | 01/01/1965 | QS | 7,000 (C00035720) | | | | | |
| RICCARDI VINCENT & HELEN | | | | 01/01/1965 | XX | 35720-0 | | | | | |

| 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 % |
| 16-520 | 09/08/2016 | 3 | ALTERATIONS | 20,000 | 08/25/2017 | SJ | 100 100 |
| 88-328 | 06/01/1988 | 2 | ADDITIONS | | | | 100 100 |
| | | 6 | CYCL GROWTH | | | | 100 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|----------|------|------|----------|------|---------|-------|-----|------------|-----------|---------|
| 100 | S | 3,200 | HUM 1.00 | 100 | 1.00 | 100 | 1.00 | 550,000 | 10.62 | 100 | 1.00 | R08 1.25 | 429,110 |

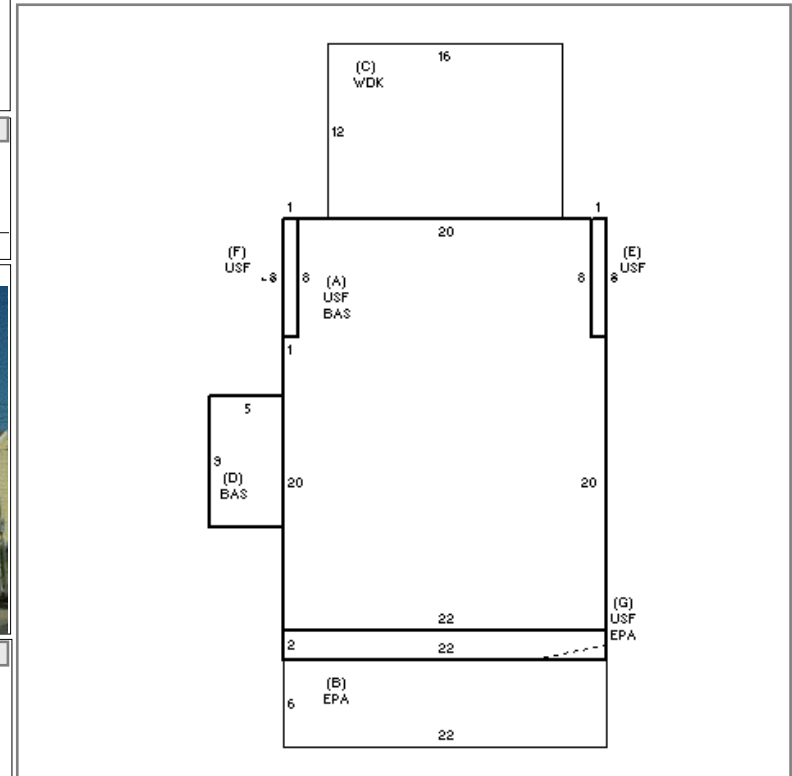
| TOTAL | 3,200 SF | ZONING | | FRNT | 42 | ASSESSED | CURRENT | PREVIOUS |
|--------------|------------|--------|----------|----------------|----------------|----------|---------|----------|
| Ngh | HUMAROCK | NOTE | LAND | 429,100 | 390,100 | | | |
| Inf1 | FACTOR 100 | | BUILDING | 218,300 | 203,200 | | | |
| Inf2 | PHY 100 | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | | 647,400 | 593,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 4/28/2010 | PL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 4/28/2010 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 3/4/2011 | ER |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1945 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|---------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,305 | DETAIL ADJ | 0.969 | FOUNDATION | 2 | SLAB | 0.95 | + | BAS | L | BASE AREA | 645 | 1945 | 214.48 | 138,339 |
| \$NLA(RCN) | \$226 | OVERALL | 1.000 | EXT COVER | 4 | VINYL | 1.00 | + | EPA | N | ENCLOSED PORCH | 176 | | 90.20 | 15,875 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 192 | | 38.40 | 7,373 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | + | USF | L | UPPER STORY FIN | 660 | 1945 | 195.05 | 128,730 |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.00 | | | | | | | | |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| | | | | FUEL SOURCE | 99 | N/A | 1.00 | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|--------------|-------|---------|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| # 1/2 BATHS | 0 | 1.00 |
| TOT FIXTURES | 6 | \$4,651 |
| # UNITS | 1 | 1.00 |

| | |
|----------------|------------|
| TOTAL RCN | 294,968 |
| CONDITION ELEM | CD |
| EXTERIOR | |
| INTERIOR | |
| KITCHEN | |
| BATHS | |
| HEAT | |
| ELECT | |
| EFF.YR/AGE | 1985 / 37 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$218,300 |