Key: 8364

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7,976

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRANT KEVIN M 24 RIDGE HILL RD SCITUATE, MA 02066	55-3-4-A	24 RIDGE HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRANT KEVIN M	07/20/2016	F	1	47207-171
GRANT KEVIN M & JULIE M	06/30/2008	O	485,000	36136-77
LICARE STEPHEN D & HELEN	09/24/1992	QS	215,000	11284-68

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	%
21-1457	11/17/2021	2	ADDITIONS	50,800	07/27/2022	JD	100	100
08-273	06/01/2008	3	ALTERATIONS	130,000	08/12/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR	1.00	100	1.00	100	1.00	506,000	1.00	100	1.00	R04	1.15			464,650
300	A	1.782	HBR	1.00	100	1.00	100	1.00	13,662	1.00	W60	0.60	R04	1.15			24,350

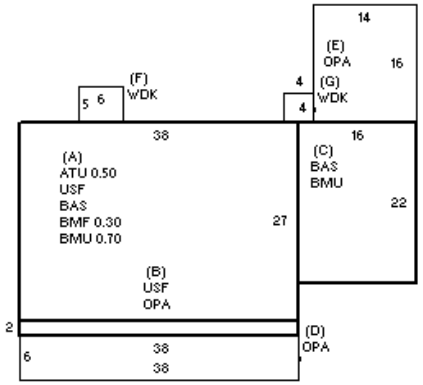
TOTAL	2.700 Acres	ZONING		FRNT	227
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	489,000	445,800
BUILDING	495,200	458,000
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**985,200**	**904,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 12		96	14.95	1,000

PHOTO 07/27/2022



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/27/2022	JD
LIST	7/27/2022	EST
REVIEW	3/3/2011	ER

BLDG COMMENTS

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	2,480	DETAIL ADJ	1.020
$NLA(RCN)	$243	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$6,528
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,070		43.45	46,489
A	BMF	N	BSMT FINISH-SEP	308		60.99	18,785
+	BAS	L	BASE AREA	1,378	1985	198.24	273,181
+	USF	L	UPPER STORY FIN	1,102	1985	180.28	198,671
A	ATU	N	ATTIC UNF	513		37.00	18,981
+	OPA	N	OPEN PORCH	528		51.50	27,192
+	WDK	N	WOOD DECK	46		38.39	1,766
	BMG	O	BSMT GARAGE	2		2,491.00	4,982
	F11	O	FPL 1S 1OP	1		7,281.00	7,281

TOTAL RCN	603,856
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2004 / 18	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$495,200