

Key: 8422

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.029

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
RIDGE WILLIAM G & LISA T S/O RIDGE WILLIAM G TR & 15 TACK FACTORY POND DR SCITUATE, MA 02066				42-4-15-0				15 TACK FACTORY POND DR				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				RIDGE WILLIAM G TR & RIDGE WILLIAM G & LISA T LEGORE THOMAS J TRS				06/06/2023	F	1 57980-97		
						06/30/1989	QS	336,000	9223-250			
						02/17/1987	QS		7488-84			

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	%
20-520	08/28/2020	3	ALTERATIONS	50,000	08/10/2021	JD	100	100
97-139	04/04/1997	3	ALTERATIONS				100	100
97-129	03/28/1997	3	ALTERATIONS				100	100
95-241	05/09/1995	3	ALTERATIONS				100	100
93-284	05/26/1993	3	ALTERATIONS				100	100

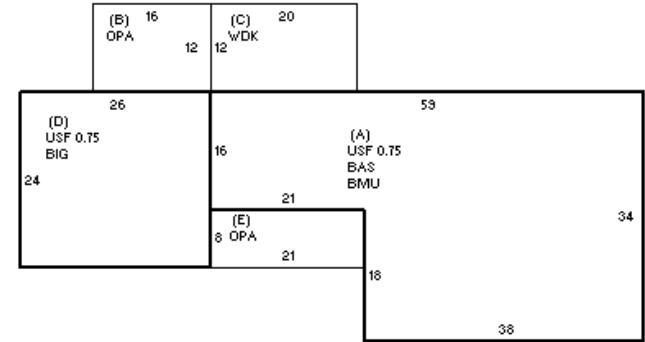
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	WS 1.00	100	1.00	100	1.00	484,000	1.00	100	1.00	TFP 1.10	444,440
300	A	0.001	WS 1.00	100	1.00	100	1.00	21,780	1.00	100	1.00	TFP 1.10	20

TOTAL	40,032 SF	ZONING	FRNT	438	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	444,500	367,300
Infl1	FACTOR 100		BUILDING	759,200	683,900		
Infl2	PHY 100		DETACHED	17,100	16,200		
			OTHER	0	0		
					TOTAL	1,220,800	1,067,400

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1997	100	14.74	1,200
IPG	A	1.00	30 0.70	1997	640	35.44	15,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/4/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/4/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/10/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1987	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	973,374		
NET AREA	3,317	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,628		50.37	82,000	CONDITION ELEM	CD		
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	1,628	1987	251.47	409,386	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,689	1987	228.68	386,242	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	360		61.80	22,248	KITCHEN	A		
				FLOOR COVER	13	COMB	1.00	C	WDK	N	WOOD DECK	240		46.08	11,059	BATHS	A		
				INT FINISH	2	DRYWALL	1.00	D	BIG	N	BUILT-IN GARAGE	624		56.41	35,198	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,737.20	8,737	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		9,886.80	9,887					
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$759,200