Key: 11098

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,560

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACDONALD SEAN & KASEY **10 TRUDY'S LN** **SCITUATE, MA 02066**	**19-2-11-D**	**10 TRUDY'S LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACDONALD SEAN & KASEY	11/22/2022	QS	1,000,000	(134770)
ARCH JASON D &	08/31/2020	QS	732,500	(130684)
HALL SCOTT A & STEFANIE A	11/21/2013	QS	620,000	(119833)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

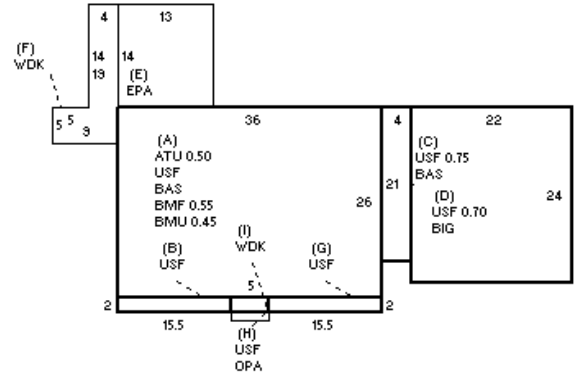
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11-498	08/11/2011	3	ALTERATIONS	57,000	06/30/2012	SJ	100	100
04-459	02/09/2004	3	ALTERATIONS	18,500	07/06/2004	SJ	100	100
97-202	05/01/1997	1	NEW CONST				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	32,399	WS 1.00	100 1.00	100 1.00	440,000	1.21	100 1.00	R04 1.00			394,480

TOTAL	32,409 SF	ZONING		FRNT	35
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	394,500	358,600
BUILDING	521,300	488,500
DETACHED	1,900	3,900
OTHER	0	0
TOTAL	**917,700**	**851,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	30 0.70	18X20		360	7.64	1,900

PHOTO 07/12/2023

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2021	JD
LIST	7/7/2021	EST
REVIEW	7/12/2023	JD

BLDG COMMENTS

MLS

YEAR BLT	1997	SIZE ADJ	1.000
NET AREA	2,461	DETAIL ADJ	1.040
$NLA(RCN)	$272	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	11	$10,067
# 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	11	HW/COOL AIR	1.04
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	421		52.89	22,265
A	BMF	N	BSMT FINISH-SEP	515		74.24	38,234
A	ATU	N	ATTIC UNF	468		40.70	19,048
+	USF	L	UPPER STORY FIN	1,441	1997	202.42	291,685
+	BAS	L	BASE AREA	1,020	1997	222.59	227,038
D	BIG	N	BUILT-IN GARAGE	528		49.79	26,291
E	EPA	N	ENCLOSED PORCH	182		99.22	18,058
+	WDK	N	WOOD DECK	106		42.24	4,477
H	OPA	N	OPEN PORCH	10		56.65	567
	F21	O	FPL 2S 1OP	1		9,062.90	9,063
	GEN	O	GENERATOR	1		0.00	
	ODS	O	OUT DOOR SHOWER	1		1,534.50	1,535

TOTAL RCN	668,326

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$521,300