

Key: 3127

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.035

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MAGRUDER JOHN S TR & SUSAN HULL TR 42 GRASSHOPPER LN SCITUATE, MA 02066				8-5-5-0				42 GRASSHOPPER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MAGRUDER JOHN S TR & SUSAN H				07/12/2021	F	100		55293-223			
MAGRUDER JOHN S & SUSAN H				09/17/2014	QS	1,680,000		44747-302			
BARRINGER PAUL A & JEAN B				10/27/2000	QS	510,000		19010-281			

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 %
23-223	03/17/2023	3	ALTERATIONS	50,000	05/16/2023	NC	100 100
	06/01/2022	7	OTHERS		11/02/2022	JD	100 100
04-647	10/04/2004	3	ALTERATIONS	35,000	05/17/2005	SJ	100 100
02-639	11/01/2002	1	NEW CONST				100 100
02-590	10/09/2002	4	DEMO				100 100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,350	MB 1.00	100	1.00	1,320,000	2.72	100	1.00	WV8	3.00	1,101,900

DETACHED

TOTAL	13,329 SF	ZONING	FRNT	79	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	1,101,900	1,001,700
Infl1	FACTOR 100		BUILDING	1,477,100	1,162,700		
Infl2	PHY 100		DETACHED	22,700	18,000		
			OTHER	0	0		
TOTAL			2,601,700	2,182,400			

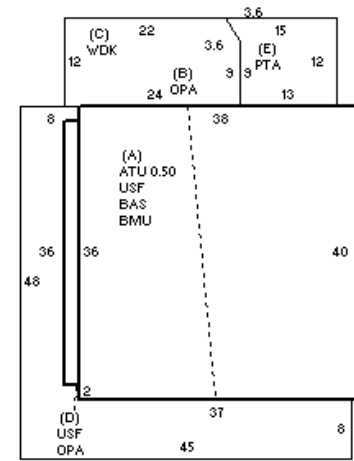
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90 22X20	2004	440	57.34	22,700

PHOTO 05/16/2023



BUILDING	CD	ADJ	DESC	MEASURE	11/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	11/2/2022	EST
STYLE	20	1.35	NEW STYLE [100%]	REVIEW	6/27/2023	MR
QUALITY	E	1.80	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,697,776
NET AREA	3,112	DETAIL ADJ	1.390	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,520		76.61	116,453		
\$NLA(RCN)	\$546	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	1,520	2003	470.99	715,901		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,592	2003	428.31	681,874		
				ROOF COVER	1	ASPH SHINGLES	1.00	A	ATU	N	ATTIC UNF	760		66.60	50,616		
				FLOOR COVER	1	HARDWOOD	1.00	+	OPA	N	OPEN PORCH	680		92.70	63,036		
				INT FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	285		69.12	19,699		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	PTA	N	PATIO	159		26.82	4,264		
				FUEL SOURCE	2	GAS	1.00	F31	O	FPL 3S 1OP	1		16,554.60	16,555			
								ODS	O	OUT DOOR SHOWER	1		3,357.00	3,357			

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

EFF.YR/AGE	2009 / 13
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$1,477,100