

Key: 3763

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.584

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCFADDEN BARBARA 35 GARDEN RD SCITUATE, MA 02066				34-26-4-0				35 GARDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCFADDEN BARBARA				02/25/2011	QS	265,000	(115727)					
DONAHUE THOMAS S				06/03/2002	QS	250,000	(101362)					
SMITH, GLENN R.				10/09/1992	QS	114,900	(L00083681)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	OS 1.00	100	1.00	440,000	6.92	100	1.00	R03	1.00	349,460

TOTAL	5,009 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	349,500	317,700		
Inf1	FACTOR 100		BUILDING	104,700	96,700		
Inf2	PHY 100		DETACHED	7,600	7,200		
			OTHER	0	0		
TOTAL			TOTAL	461,800	421,600		

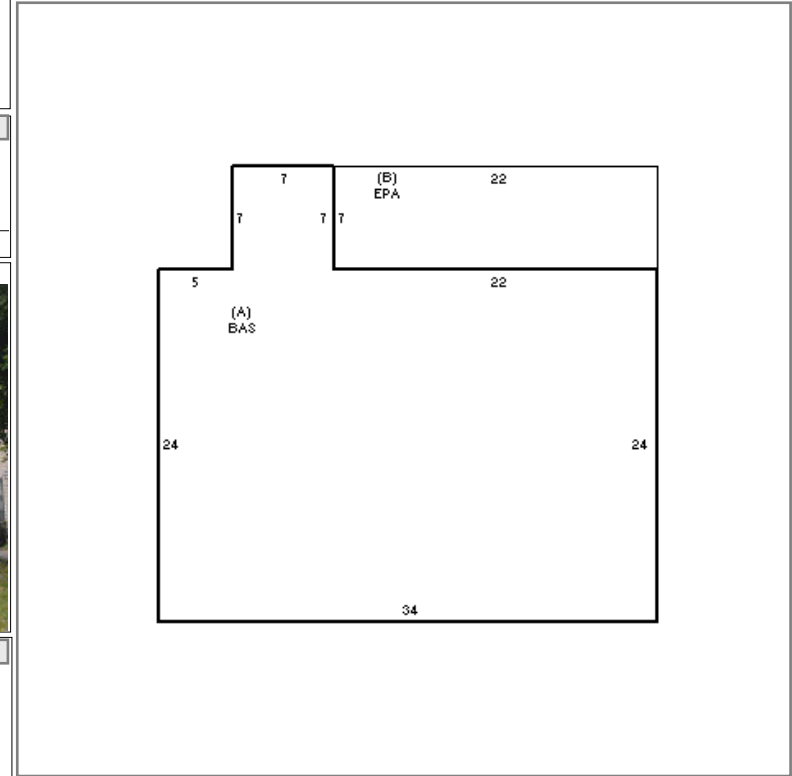
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90 60 0.40			440	43.01	7,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2012	PL
MODEL	1		RESIDENTIAL	LIST	3/14/2012	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/6/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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 %



YEAR BLT	1952	SIZE ADJ	1.000
NET AREA	865	DETAIL ADJ	0.823
\$NLA(RCN)	\$233	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$1,975	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	865	1952	205.93	178,130
B	EPA	N	ENCLOSED PORCH	154		90.20	13,891
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	201,277
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1960 / 62
COND	48 48 %
FUNC	0
ECON	0
DEPR	48 % GD 52
RCNLD	\$104,700