

Key: 4221

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.012

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TUCCELLI MAUREEN M & MICHAEL J				39-26-25-J				1 SHADWELL RD			
1 SHADWELL RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
SCITUATE, MA 02066				TUCCELLI MAUREEN M & MICH				03/24/2010	F	1 (114457)	
				TUCCELLI MAUREEN				09/19/1991	QS	160,000 (81966)	
				LENTINI GRACE R				06/07/1977	XX	(C00074516)	

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 %

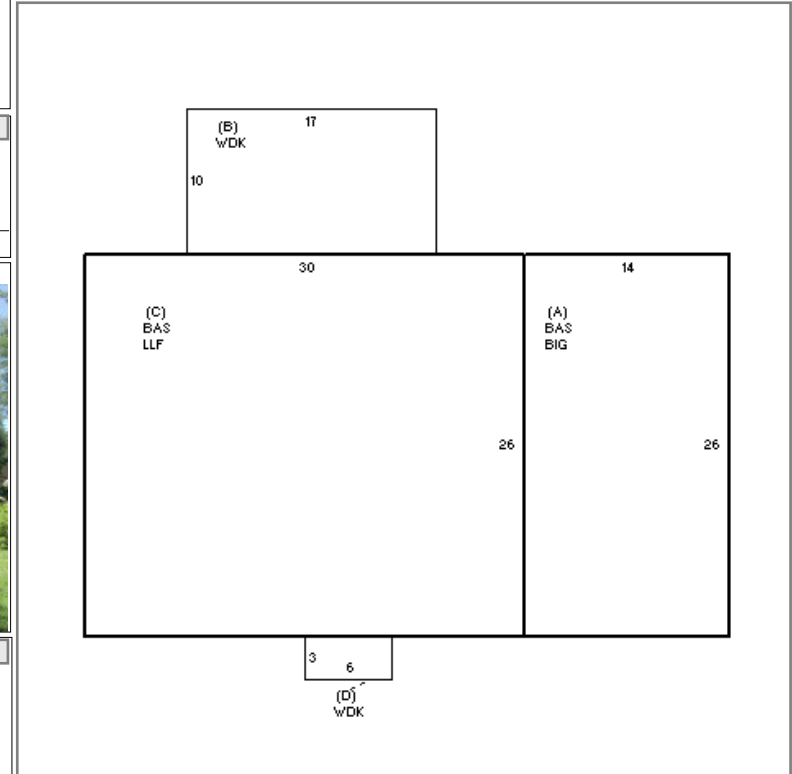
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,515	OS 1.00	100	1.00	100	1.00	440,000	1.83	100	1.00	R03 1.00	378,490

TOTAL	20,517 SF	ZONING	FRNT	339	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE Address change from 166 Tilden Rd 3/16/10	LAND	378,500	344,100		
Inf1	FACTOR 100		BUILDING	291,600	258,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		670,100	602,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2023	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,924	DETAIL ADJ	1.020
\$NLA(RCN)	\$199	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,448	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	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
A	BIG	N	BUILT-IN GARAGE	364		49.16	17,896
+	BAS	L	BASE AREA	1,144	1974	207.06	236,877
+	WDK	N	WOOD DECK	188		38.40	7,219
C	LLF	L	LOWER LEVEL FIN	780	1974	142.82	111,400
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	383,653
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	25 25 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$291,600