

Key: 4222

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.013

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WOODS BRIAN P 9 SHADWELL RD SCITUATE, MA 02066				39-26-25-0				9 SHADWELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOODS BRIAN P				04/12/2018	QS	515,000	(126636)				
FORD ELIZABETH A				06/17/2014	F	100	(120534)				
FORD ELIZABETH A				09/03/2013	F	100	(119547)				

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	%	

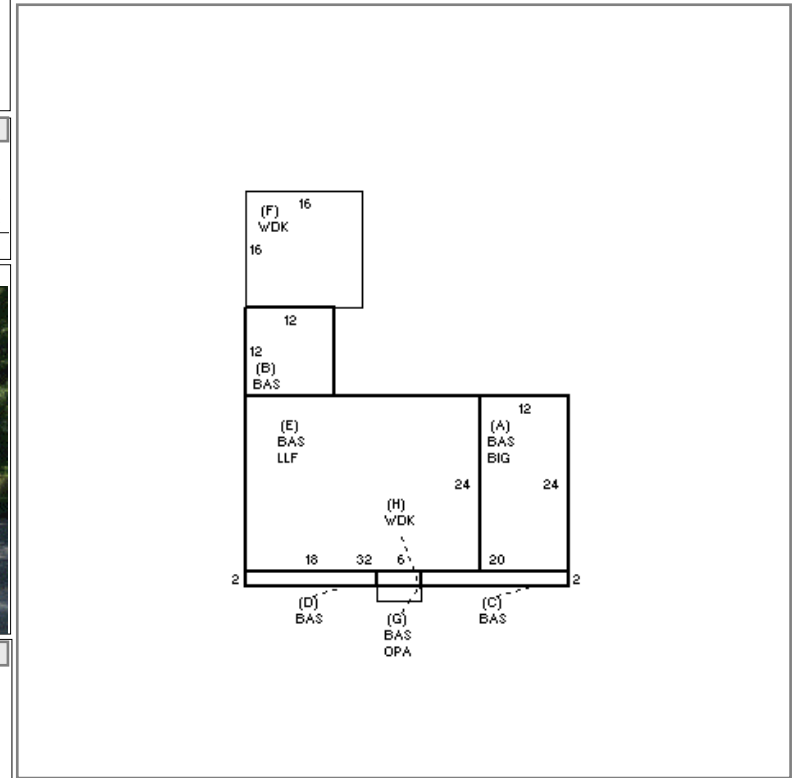
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,182 OS	1.00	100	1.00	100	1.00	440,000	1.85	100	1.00	R03 1.00	377,990

TOTAL	20,168 SF	ZONING		FRNT	148	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	378,000	343,600			
Inf1	FACTOR 100		BUILDING	376,800	335,500			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>754,800</b>	<b>679,100</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/23/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1969	SIZE ADJ	1.000
NET AREA	2,056	DETAIL ADJ	1.040
\$NLA(RCN)	\$208	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	8	\$6,656	
# 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	34	COMB	1.00
INT FINISH	1	PLASTER	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	BIG	N	BUILT-IN GARAGE	288		54.30	15,639
+	BAS	L	BASE AREA	1,288	1969	208.49	268,535
E	LLF	L	LOWER LEVEL FIN	768	1969	143.81	110,443
+	WDK	N	WOOD DECK	268		38.40	10,291
G	OPA	N	OPEN PORCH	12		51.50	618
	F21	O	FPL 2S 1OP	1		8,239.00	8,239
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	428,234
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$376,800