

Key: 4226

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.017

LEGAL

LAND

DETACHED

BUILDING

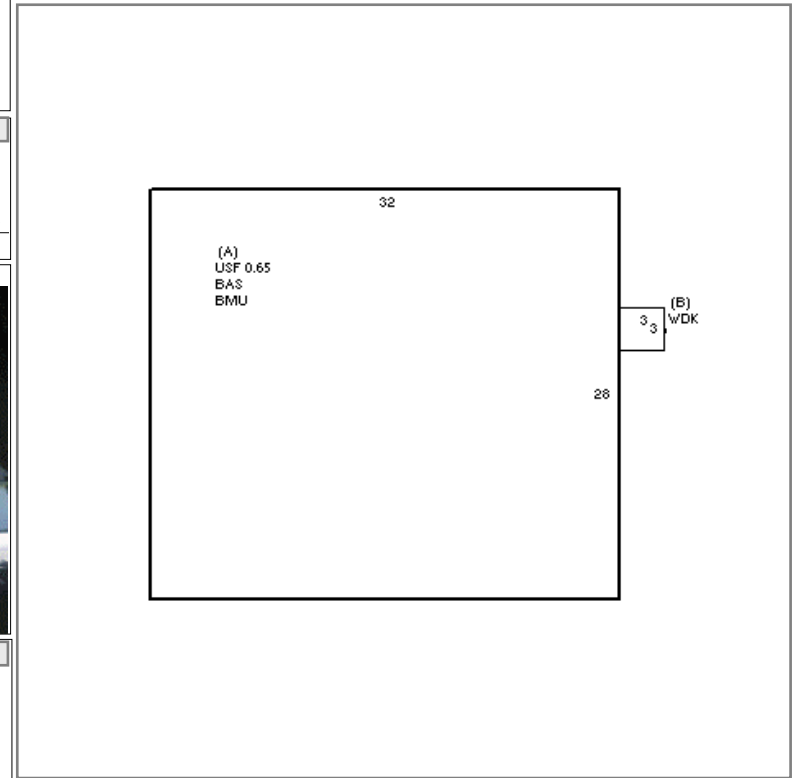
CURRENT OWNER				PARCEL ID				LOCATION			
RONAN DONALD & LINDA H 35 SHADWELL RD SCITUATE, MA 02066				39-26-25-F				35 SHADWELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RONAN DONALD & LINDA H				01/20/2016	F		10 (122959)				
RONAN DONALD A & LINDA H				01/01/1973	QS		(49577)				
GAULEY KENNETH H & ELIZAB				01/01/1971	XX		(C00046129)				

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	%
G22-1037	11/28/2022	3	ALTERATIONS	19,700	07/20/2023	JD	100	100
02-326	06/25/2002	3	ALTERATIONS		03/29/2004	PJB	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,422	OS 1.00	100	1.00	440,000	1.68	100	1.00	R03	1.00	381,200

TOTAL	22,433 SF	ZONING		FRNT	68	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	381,200	346,500		
Inf1	FACTOR 100		BUILDING	306,500	272,800			
Inf2	PHY 100		DETACHED	92,800	64,800			
			OTHER	0	0			
				TOTAL	780,500	684,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		30	17.03	400
GFL	V	1.50	30 0.70	30 X 40	2003	1,200	92,400



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,478	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	896		48.71	43,644	
\$NLA(RCN)	\$273	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	896	1974	243.14	217,849	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	582	1974	221.10	128,683
STORIES	1.65	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	9			38.44	346	
ROOMS	6	1.00	FLOOR COVER	14	COMB	1.00	F11	O	FPL 1S 1OP	1			7,281.00	7,281		
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	GEN	O	GENERATOR	1			0.00			
BATHROOMS	1	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03										
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00										
TOT FIXTURES	6	\$5,438														
# UNITS	1	1.00														

TOTAL RCN	403,241	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	G	
KITCHEN	A	
BATHS	A	
HEAT	U	
ELECT	A	
EFF.YR/AGE	1991 / 31	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$306,500	