

Key: 4228

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.019

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FLAHERTY MATTHEW F TR & OHRENBERGER III WILLIAM TR 42 SHADWELL RD SCITUATE, MA 02066				39-26-25-R				42 SHADWELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLAHERTY MATTHEW F TR & FLAHERTY MATTHEW F & MARI				06/15/2015	F	100	(121966)				
				07/18/2013	F	1	(119307)				
CARLSON JOSEPH, JEAN &				09/12/2007	F	-100	(111060)				


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	%
10-214	05/24/2010	3	ALTERATIONS	17,000	07/14/2010	SJ	100	100

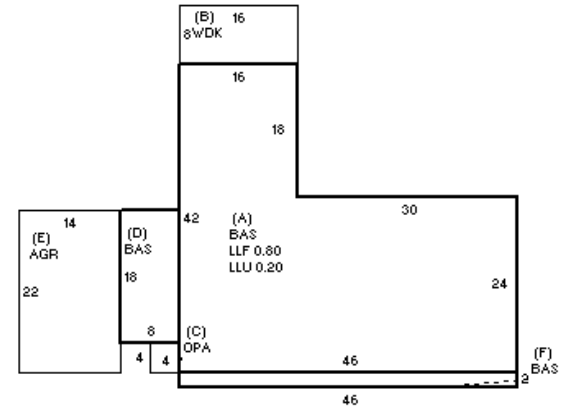
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,962	OS 1.00	100	1.00	100	1.00	440,000	1.65	100	1.00	R03 1.00	381,960

TOTAL	22,956 SF	ZONING	FRNT	317	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	382,000	347,200		
Inf1	FACTOR 100		BUILDING	380,700	343,300		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	762,700	690,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/16/2003
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/4/2010	SJ
MODEL	1		RESIDENTIAL	LIST	7/4/2010	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	1973	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	507,600												
NET AREA	2,742	DETAIL ADJ	1.010	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	278		55.45	15,414														
\$NLA(RCN)	\$185	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	1,114	1973	131.73	146,745														
				ROOF SHAPE	1	GABLE	1.00	B	W/DK	N	WOOD DECK	128		38.40	4,915														
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	16		51.50	824														
				FLOOR COVER	14	COMB	1.00	+	BAS	L	BASE AREA	1,628	1973	190.98	310,913														
				INT FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	308		50.98	15,702														
				HEATING/COOLING	15	ELECT BB/AC	1.01	F21	O		FPL 2S 1OP	1		8,239.00	8,239														
				FUEL SOURCE	3	ELECTRIC	1.00																						
<table border="1"> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </table>																CONDITION ELEM	CD	EXTERIOR		INTERIOR		KITCHEN		BATHS		HEAT		ELECT	
CONDITION ELEM	CD																												
EXTERIOR																													
INTERIOR																													
KITCHEN																													
BATHS																													
HEAT																													
ELECT																													
<table border="1"> <tr> <td>EFF.YR/AGE</td> <td>1990 / 32</td> </tr> <tr> <td>COND</td> <td>25 25 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>25 % GD 75</td> </tr> <tr> <td>RCNLD</td> <td>\$380,700</td> </tr> </table>																EFF.YR/AGE	1990 / 32	COND	25 25 %	FUNC	0	ECON	0	DEPR	25 % GD 75	RCNLD	\$380,700		
EFF.YR/AGE	1990 / 32																												
COND	25 25 %																												
FUNC	0																												
ECON	0																												
DEPR	25 % GD 75																												
RCNLD	\$380,700																												