

Key: 4229

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.020

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BUDREAU TOM & TRUDEAU KRISTIN 32 SHADWELL RD SCITUATE, MA 02066				39-26-25-Q				32 SHADWELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BUDREAU TOM & TRUDEAU KRI				12/15/2020	QS	675,000	(131270)				
FELL PATRICK C & KATIA E				11/16/2015	QS	411,000	(122695)				
FORD PATRICK F & REBECCA				07/30/2004	QS	460,000	(105822)				

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	%
		7	OTHERS		07/27/2021	JD	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	23,992	OS 1.00	100	1.00	100	1.00	440,000	1.58	100	1.00	R03 1.00	383,390

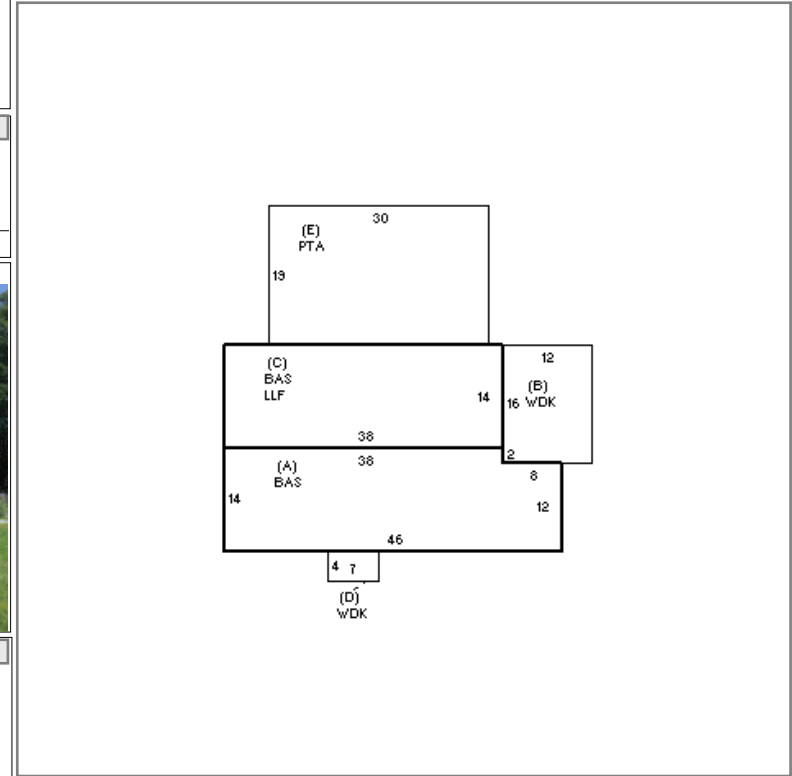
TOTAL	24,002 SF	ZONING	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	383,400	348,500
Inf1	FACTOR 100		BUILDING	350,000	315,000		
Inf2	PHY 100		DETACHED	900	900		
			OTHER	0	0		
			TOTAL	734,300	664,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10		80	15.97	900



BUILDING	CD	ADJ	DESC	MEASURE	7/27/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2021	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	4/4/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	MLS
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YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	1,692	DETAIL ADJ	1.020
\$NLA(RCN)	\$230	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$5,386	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,160	1974	233.68	271,069
EXT COVER	2	CLAPBOARD	1.00	+	WDK	N	WOOD DECK	220		42.24	9,293
ROOF SHAPE	1	GABLE	1.00	C	LLF	L	LOWER LEVEL FIN	532	1974	161.18	85,748
ROOF COVER	1	ASPH SHINGLES	1.00	E	PTA	N	PATIO	570		16.39	9,342
FLOOR COVER	1	HARDWOOD	1.00		F11	O	FPL 1S 10P	1		8,009.10	8,009
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	388,847
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$350,000