

Key: 4230

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.021

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CAVANAGH FREDERICK W JR & JUDITH				39-26-25-P				30 SHADWELL RD			
30 SHADWELL ROAD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				CAVANAGH FREDERICK W JR & TOWN AND COUNTRY LIVING I				01/01/1976	QS		(55488)
				GAULEY KENNETH H & ELIZAB				01/01/1973	XX		(C00050136)
								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	%
13-853	12/23/2013	3	ALTERATIONS	2,000	07/09/2014	MR	100	100
89-133	04/07/1989	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,432	OS 1.00	100	1.00	100	1.00	440,000	1.83	100	1.00	R03 1.00	378,360

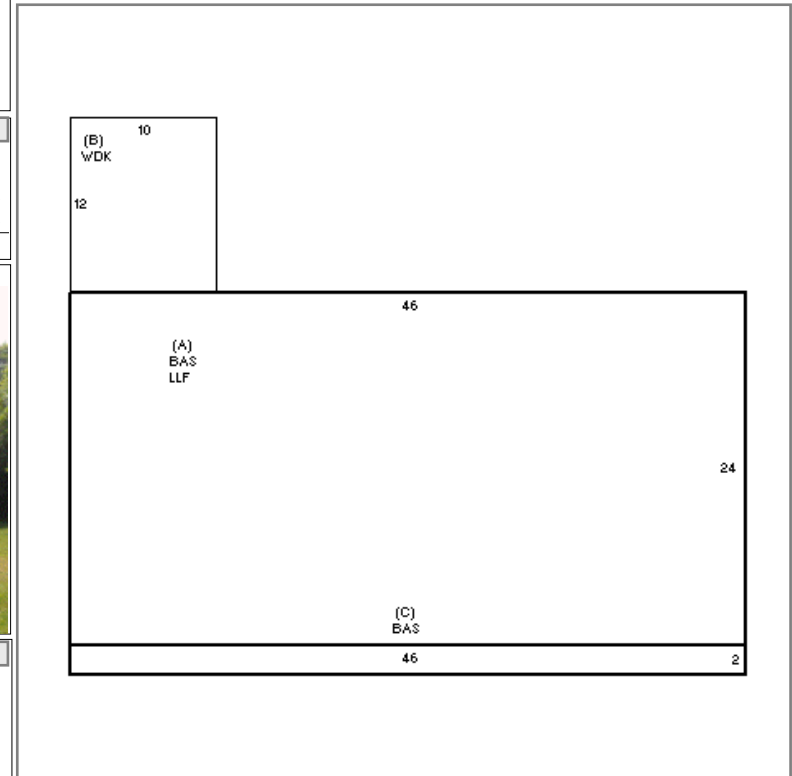
TOTAL	20,430 SF	ZONING	FRNT	53	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	378,400	344,000		
Inf1	FACTOR 100		BUILDING	306,000	275,800		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
		TOTAL		684,600	620,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2014	MR
MODEL	1		RESIDENTIAL	LIST	7/30/2001	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/14/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	1,104	1974	138.37	152,762
EXT COVER	1	WD SHINGLES	1.00	B	WDK	N	WOOD DECK	120		38.40	4,608
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,196	1974	200.61	239,929
ROOF COVER	1	ASPH SHINGLES	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239
FLOOR COVER	14	COMB	1.00								
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	99	N/A	1.00								



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,300	DETAIL ADJ	1.020
\$NLA(RCN)	\$177	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	9	1.00	
BEDROOMS	6	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,448	
# UNITS	1	1.00	

TOTAL RCN	407,986
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$306,000