

Key: 4234

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.025

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LAND

CURRENT OWNER				PARCEL ID				LOCATION				
GERHARD RUDI R & ANN S 12 SHADWELL ROAD SCITUATE, MA 02066				39-26-25-L				12 SHADWELL RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
GERHARD RUDI R & ANN S				07/27/2001	F	100	(99655)					
GERHARD RUDI R				05/24/1991	QS	155,000	(C00081473)					
ROCKLAND SAVINGS BANK				01/08/1991	XX		(C00081047)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,116	OS 1.00	100	1.00	440,000	1.86	100	1.00	R03	1.00	377,900

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	%
21-1233	09/03/2021	3	ALTERATIONS	9,500	07/13/2022	JD	100	100
01-190	05/10/2001	2	ADDITIONS				100	100
		2	ADDITIONS				100	100

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TOTAL	20,116 SF	ZONING	FRNT	140	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	377,900	343,500
Inf1	FACTOR 100		BUILDING	439,700	396,300		
Inf2	PHY 100		DETACHED	3,600	3,500		
			OTHER	0	0		
			TOTAL	821,200	743,300		

(D) wDK LLU

(A) BAS LLF 0.75 LLU 0.25 26

(B) PTA 26 10

(C) wDK OPA 16 16

(E) BAS BIG 26

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600



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BUILDING	CD	ADJ	DESC	MEASURE	7/13/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2022	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%]			

BLDG COMMENTS

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	563,678		
NET AREA	2,678	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	LLU	N	LOWER LEVEL UNF	442		55.74	24,639	CONDITION ELEM	CD		
\$NLA(RCN)	\$210	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	858	1974	132.44	113,633	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,820	1974	192.01	349,457	INTERIOR	G		
				ROOF COVER	1	ASPH SHINGLES	1.00	B	PTA	N	PATIO	280		14.90	4,172	KITCHEN	G		
				FLOOR COVER	14	COMB	1.00	C	OPA	N	OPEN PORCH	256		51.50	13,184	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	412		38.40	15,821	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	E	BIG	N	BUILT-IN GARAGE	676		42.06	28,431	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813				
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$439,700