Key: 4235

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,026

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TURCHI BRADLEY 8 SHADWELL RD SCITUATE, MA 02066	39-26-25-K	8 SHADWELL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TURCHI BRADLEY	02/12/2020	QS	560,000	(129814)
D'ANGELO MARILYN E TR	10/20/2011	F	1	(116641)
D'ANGELO MARILYN E	07/20/1998	H		(93747)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

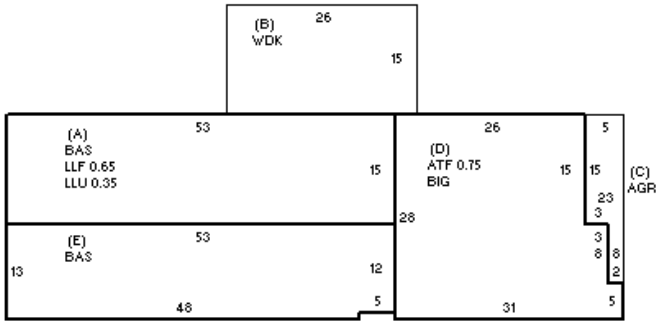
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20-172	03/10/2020	3	ALTERATIONS	15,000	05/19/2020	JD	100	100
15-566	08/28/2015	3	ALTERATIONS	6,000	07/12/2016	SJ	100	100
11-620	09/29/2011	3	ALTERATIONS	6,000	08/02/2012	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,582	OS 1.00	100 1.00	100 1.00	440,000	1.82	100 1.00	R03 1.00			378,580

TOTAL	20,560 SF	ZONING		FRNT	123
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	378,600	344,200
BUILDING	424,000	382,100
DETACHED	0	0
OTHER	0	0
TOTAL	**802,600**	**726,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/20/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	1.00	SPLIT LEVEL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2020	JD
LIST	5/19/2020	EST
REVIEW	9/14/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,579	DETAIL ADJ	1.020
$NLA(RCN)	$216	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	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
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	14	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	278		62.01	17,238
A	LLF	L	LOWER LEVEL FIN	517	1974	147.31	76,162
B	WDK	N	WOOD DECK	390		42.24	16,474
C	AGR	N	ATT GARAGE	91		43.37	3,947
D	BIG	N	BUILT-IN GARAGE	777		44.24	34,371
D	ATF	L	ATTIC FINISH	583	1974	137.99	80,450
+	BAS	L	BASE AREA	1,479	1974	213.58	315,878
	F11	O	FPL 1S 1OP	1		8,009.10	8,009

TOTAL RCN 557,913

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE 1991 / 31

COND	25	25 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $424,000