

Key: 739

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 678

LEGAL

LAND

DETACHED

BUILDING

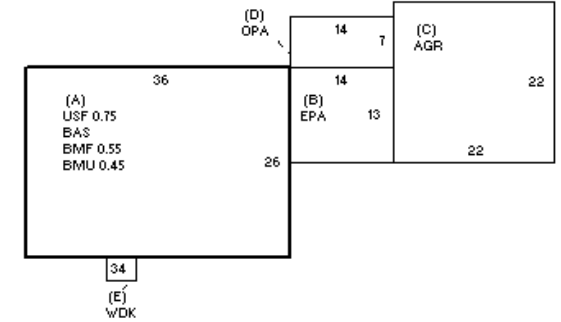
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|------------------------------|--|--|--|---------------------------|--|--|--|----------------|----|------------|--------------|
| ESTERSON ALEXANDER S & SARAH | | | | 44-3-1-0 | | | | 26 CUDWORTH RD | | | |
| 26 CUDWORTH RD | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| SCITUATE, MA 02066 | | | | ESTERSON ALEXANDER S & SA | | | | 08/02/2021 | QS | 700,000 | () |
| | | | | FAGAN CRAIG | | | | 04/30/2019 | QS | 565,000 | () |
| | | | | BEAUDOIN GAYLE TR & | | | | 08/28/2015 | F | 1 | 45984-71 |

| 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 | | 07/18/2022 | JD | 100 | 100 |

| CD | T | AC/SF/UN | Ngh | Inf1 | Inf2 | ADJ BASE | SAF | Inf3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|-----|------|------|----------|-----|------|-----|------|------------|-----------|
| 100 | S | 19,106 | SC | 1.00 | 100 | 1.00 | 100 | 1.00 | R03 | 0.90 | | 338,780 |

| TOTAL | 19,106 SF | | ZONING | FRNT | 324 | | ASSESSED | CURRENT | PREVIOUS |
|-------|------------|--|------------------|---------------|----------------|----------------|----------|---------|----------|
| Ngh | SCITUATE | | N O T E | IN M37. . . . | | LAND | 338,800 | 325,100 | |
| Inf1 | FACTOR 100 | | | BUILDING | 343,800 | 305,800 | | | |
| Inf2 | PHY 100 | | | DETACHED | 1,400 | 1,300 | | | |
| | | | | OTHER | 0 | 0 | | | |
| | | | | TOTAL | 684,000 | 632,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 25 0.75 14 X 10 | | 140 | 13.34 | 1,400 |



| BUILDING | CD | ADJ | DESC | MEASURE | 7/18/2022 | JD |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/18/2022 | EST |
| STYLE | 4 | 1.10 | CAPE [100%] | REVIEW | 8/31/2020 | JD |
| QUALITY | + | 1.10 | AVG +/GOOD - [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| BLDG COMMENTS |
|---------------|
| NOT IN MLS |

| YEAR BLT | 1954 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,638 | DETAIL ADJ | 1.133 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 421 | | 52.89 | 22,265 |
| \$NLA(RCN) | \$328 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | BMF | N | BSMT FINISH-SEP | 515 | | 74.24 | 38,234 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | BAS | L | BASE AREA | 936 | 1954 | 261.41 | 244,676 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | A | USF | L | UPPER STORY FIN | 702 | 1954 | 237.72 | 166,880 |
| | | | | FLOOR COVER | 24 | COMB | 1.00 | B | EPA | N | ENCLOSED PORCH | 182 | | 99.22 | 18,058 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | C | AGR | N | ATT GARAGE | 484 | | 48.90 | 23,667 |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | D | OPA | N | OPEN PORCH | 98 | | 56.65 | 5,552 |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | E | WDK | N | WOOD DECK | 12 | | 42.26 | 507 |
| | | | | | | | | | F22 | O | FPL 2S 2OP | 1 | | 12,435.50 | 12,436 |

| TOTAL RCN | 537,259 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | A | |
| BATHS | A | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | 1968 / 54 | |
| COND | 36 | 36 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 36 | % GD 64 |
| RCNLD | \$343,800 | |