Key: 10931

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,447

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MCDONAGH JOHN & SHEILA 279 TILDEN RD SCITUATE, MA 02066	34-31-27-E	279 TILDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MCDONAGH JOHN & SHEILA	05/13/2019	QS	740,000	51101-333
SYLVESTER CHRISTOPHER & J	09/07/1994	QS	90,000	13128-99

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	%
97-500	08/28/1997	3	ALTERATIONS				100	100
94-215	05/01/1994	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,625	OS 1.00	100 1.00	100 1.00	440,000	1.82	100 1.00	R02 1.00			378,650

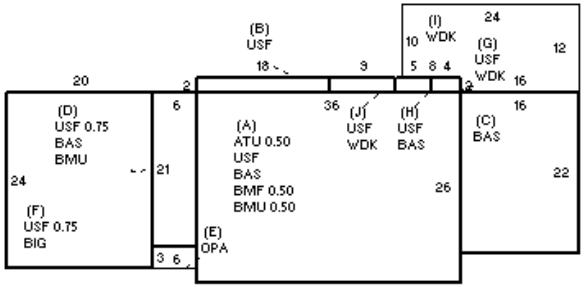
TOTAL	20,625 SF	ZONING		FRNT	119
Ngh	OCEANSIDE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	378,700	344,200
BUILDING	607,800	563,500
DETACHED	0	0
OTHER	0	0
TOTAL	**986,500**	**907,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/22/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/18/2009	PL
LIST	5/18/2009	EST
REVIEW	9/1/2020	JD

BLDG COMMENTS

MLS

YEAR BLT	1995	SIZE ADJ	1.000
NET AREA	2,887	DETAIL ADJ	1.020
$NLA(RCN)	$254	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$7,181
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	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
+	BMU	N	BSMT UNFINISHED	594		50.99	30,286
A	BMF	N	BSMT FINISH-SEP	468		71.58	33,497
A	ATU	N	ATTIC UNF	468		40.70	19,048
+	USF	L	UPPER STORY FIN	1,463	1995	194.01	283,835
+	BAS	L	BASE AREA	1,424	1995	213.34	303,795
E	OPA	N	OPEN PORCH	18		56.65	1,020
F	BIG	N	BUILT-IN GARAGE	480		49.97	23,988
+	WDK	N	WOOD DECK	298		42.24	12,587
	F11	O	FPL 1S 1OP	1		8,009.10	8,009
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	732,309

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

EFF.YR/AGE	2005 / 17	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$607,800