

Key: 10933

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.449

LEGAL

LAND

DETACHED

BUILDING

INDING

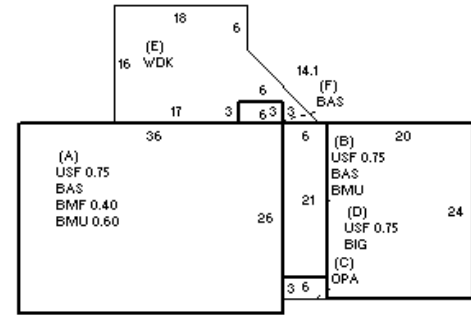
CURRENT OWNER				PARCEL ID				LOCATION			
KINAHAN MICHAEL & LECLAIR MARY 287 TILDEN ROAD SCITUATE, MA 02066				34-31-27-G				287 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINAHAN MICHAEL & LECLAIR				08/14/1998	QS	291,000	16506-19				
NEAGLE JOHN A AND LAURA J				06/07/1994	QS	85,995	12932-142				

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	%
12-504	08/27/2012	2	ADDITIONS	59,200	08/28/2013	SJ	100	100
09-145	04/24/2009	3	ALTERATIONS	18,000	07/23/2009	SJ	100	100
94-213	05/01/1994	1	ADDITIONS NEW CONST		03/29/2004	PJB	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,625 OS	1.00	100	1.00	440,000	1.82	100	1.00	R02		378,650

TOTAL	20,625 SF	ZONING		FRNT	139	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	378,700	344,200		
Inf1	FACTOR 100		BUILDING	505,200	449,500			
Inf2	PHY 100		DETACHED	1,600	1,500			
			OTHER	0	0			
			TOTAL	885,500	795,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 16		128	13.66	1,600



BUILDING	CD	ADJ	DESC	MEASURE	5/18/2009	PL
MODEL	1		RESIDENTIAL	LIST	5/18/2009	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/1/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,237	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	688		50.99	35,079
\$NLA(RCN)	\$286	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	374		71.58	26,770
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,157	1995	221.69	256,496
				ROOF COVER	1	ASPH SHINGLES	1.00	C	OPA	N	OPEN PORCH	18		56.65	1,020
				FLOOR COVER	13	COMB	1.00	D	BIG	N	BUILT-IN GARAGE	480		54.97	26,387
				INT FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	320		42.24	13,517
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,080	1995	243.78	263,281
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN		639,510
CONDITION ELEM		CD
EXTERIOR		
INTERIOR		
KITCHEN		
BATHS		
HEAT		
ELECT		
EFF.YR/AGE		2000 / 22
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		\$505,200