Key: 11226

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8,674

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOWEN MICHAEL F & THERESA R 43 TANGLEWOOD DR SCITUATE, MA 02066	31-1-5-A	43 TANGLEWOOD DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOWEN MICHAEL F & THERESA	12/28/2007	QS	850,000	35454-82
ZACCARDI PETER E	08/29/2007	R	950,000	35012-342
ZIEGELMANN RYAN M & TIFFA	07/29/2005	QS	992,900	31024-29

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

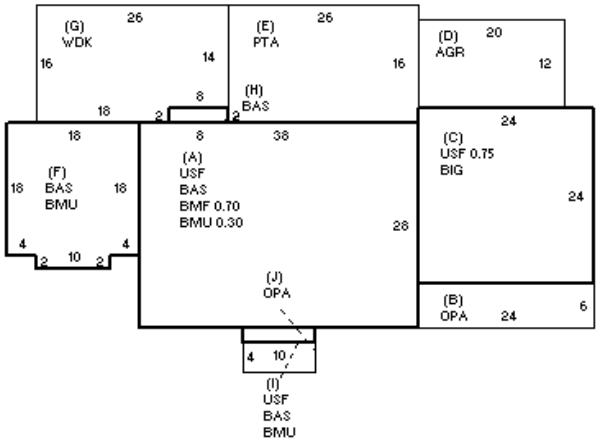
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09-151	04/27/2009	3	ALTERATIONS	5,000	07/10/2009	SJ	100	100
07-514	09/04/2007	3	ALTERATIONS	1,000	06/25/2008	SJ	100	100
		7	OTHERS		06/27/2006	SJ	100	100
		5	SPLIT/SUB/LA		04/06/2005	SJ	100	100
04-415	07/01/2004	1	NEW CONST	220,000	07/26/2005	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS	1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00			404,040
300	A	3.492	WS	1.00	100	1.00	100	1.00	3,960	1.00	W20	0.20	R04	1.00			13,830

TOTAL	4.410 Acres	ZONING		FRNT	102
Ngh	W. SCITUATE	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	417,900	380,600
BUILDING	701,600	657,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,119,500**	**1,038,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/04/2006

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2011	SJ
LIST	5/9/2011	EST
REVIEW	3/1/2011	ER

BLDG COMMENTS

FY12 QUALITY CHANGE FROM EXC TO GD PER FIELD REVIEW.

YEAR BLT	2005	SIZE ADJ	1.000
NET AREA	2,960	DETAIL ADJ	1.030
$NLA(RCN)	$286	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	9	$8,899
# 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	9	WARM/COOL AIR	1.03
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	683		51.73	35,333
A	BMF	N	BSMT FINISH-SEP	745		72.62	54,103
+	USF	L	UPPER STORY FIN	1,516	2005	213.01	322,924
+	OPA	N	OPEN PORCH	184		61.80	11,371
C	BIG	N	BUILT-IN GARAGE	576		49.22	28,351
D	AGR	N	ATT GARAGE	240		47.79	11,468
E	PTA	N	PATIO	416		17.88	7,438
G	WDK	N	WOOD DECK	400		46.08	18,432
+	BAS	L	BASE AREA	1,444	2005	234.23	338,233
	F11	O	FPL 1S 1OP	1		8,737.20	8,737

TOTAL RCN	845,290
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$701,600