

Key: 11828

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 8.877

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
MCMAHON WILLIAM S & SUSANNAH				45-2-5-A				94 TILDEN RD				
94 TILDEN RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
SCITUATE, MA 02066				MCMAHON WILLIAM S & SUSAN				03/20/2009	QS	719,900	36956-139	
				EASTERN MANAGE & DEVELOP				10/04/2007	O	235,000	35155-200	
				CARVELLI-MARCIA KIMBERLY				11/12/1993	QS		17093-252	

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	%
07-283	05/24/2007	1	NEW CONST	300,000	07/17/2007	SJ	100	100
07-283	05/24/2007	1	NEW CONST	300,000	06/09/2008	SJ	100	100
07-283	05/24/2007	1	NEW CONST	300,000	05/26/2009	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	440,000	1.00	100	1.00	R02	1.00	404,040
300	A	0.000	OS 1.00	100	1.00	19,800	1.00	100	1.00	R02	1.00	

DETACHED

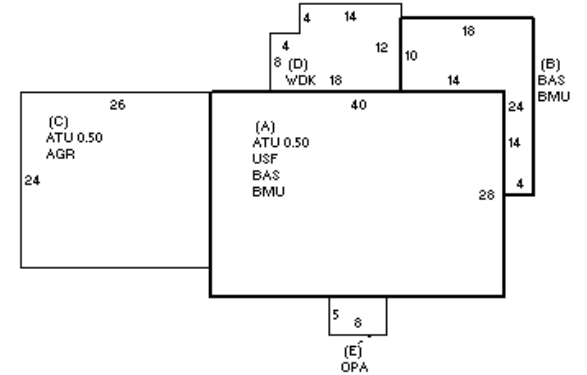
TOTAL	40,001 SF	ZONING	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	404,000	367,300
Inf1	FACTOR 100		BUILDING	583,100	545,400		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL		987,100	912,700	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
FY12 FR- VG TO PLUS



BUILDING	CD	ADJ	DESC	MEASURE	10/28/2015	SJ
MODEL	1		RESIDENTIAL	LIST	10/28/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	2/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	678,080													
NET AREA	2,476	DETAIL ADJ	1.030	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,356		47.98	65,057															
\$NLA(RCN)	\$274	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,356	2008	220.21	298,601															
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,120	2008	200.26	224,286															
				ROOF COVER	1	ASPH SHINGLES	1.00	+	ATU	N	ATTIC UNF	872		40.70	35,490															
				FLOOR COVER	13	COMB	1.00	C	AGR	N	ATT GARAGE	624		46.08	28,756															
				INT FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	200		42.24	8,448															
				HEATING/COOLING	9	WARM/COOL AIR	1.03	E	OPA	N	OPEN PORCH	40		56.65	2,266															
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		6,111.60	6,112															
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