

Key: 1871

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.797

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CURRENT OWNER				PARCEL ID				LOCATION			
RYAN JAY M & KIMBERLY A 24 TANGLEWOOD DR SCITUATE, MA 02066				31-1-14-N				24 TANGLEWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RYAN JAY M & KIMBERLY A				11/28/2005	QS	505,000	31797-158				
JOYCE ANN, DRISCOLL E, DI				04/14/2004	H	-100	27958-206				
JOYCE ROBERT J & MARIE R				02/26/1980	QS		4797-321				

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 %
89-541	09/01/1989	3	ALTERATIONS				100 100

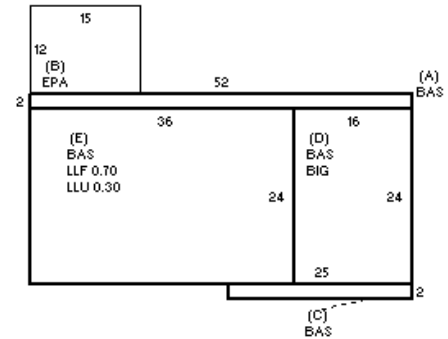
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CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	WS 1.00	100	1.00	440,000	1.00	100	1.00	R04	1.00	404,040
300	A	0.172	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	3,410

TOTAL	1.090 Acres	ZONING	FRNT	174	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	N O T E			LAND	407,500	370,600
Inf1	FACTOR 100		BUILDING	324,400	292,700		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	731,900	663,300

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	8/20/2010	PL
MODEL	1		RESIDENTIAL	LIST	8/20/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/24/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
SALES REVIEW
FY12 QUALITY CHANGE FROM GD TO AVG PER
FIELD REVIEW.

YEAR BLT	1972	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	432,566		
NET AREA	2,007	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	+	BAS	L	BASE AREA	1,402	1972	201.04	281,858	CONDITION ELEM CD			
\$NLA(RCN)	\$216	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCLOSED PORCH	180		90.20	16,236	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	D	BIG	N	BUILT-IN GARAGE	384		48.40	18,586	INTERIOR			
				ROOF COVER	1	ASPH SHINGLES	1.00	E	LLU	N	LOWER LEVEL UNF	259		58.37	15,117	KITCHEN			
				FLOOR COVER	99	N/A	1.00	E	LLF	L	LOWER LEVEL FIN	605	1972	138.67	83,894	BATHS			
				INT FINISH	99	N/A	1.00		F12	O	FPL 1S 2OP	1		10,347.00	10,347	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02									ELECT			
				FUEL SOURCE	99	N/A	1.00												
CAPACITY		UNITS	ADJ															EFF.YR/AGE	1990 / 32
STORIES		1	1.00															COND	25 25 %
ROOMS		8	1.00															FUNC	0
BEDROOMS		3	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	25 % GD 75
# 1/2 BATHS		1	1.00															RCNLD	\$324,400
TOT FIXTURES		8	\$6,528																
# UNITS		1	1.00																