

Key: 1872

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 1.798

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FAHERTY WILLIAM & JACQUELINE 18 TANGLEWOOD DR SCITUATE, MA 02066				31-1-14-O				18 TANGLEWOOD DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAHERTY WILLIAM & JACQUEL				06/29/2021	QS	920,000	55231-155				
BURGESS FRANK & JULIE				08/27/2019	QS	685,000	51558-161				
STEPHENSON ROBERT L III &				03/30/2017	O	637,000	48257-271				

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	%
19-15	01/07/2019	3	ALTERATIONS	73,000	07/23/2019	JD	100	100
09-406	09/08/2009	6	CYCL GROWTH	86,000	04/23/2018	JD	100	100
		2	ADDITIONS		07/29/2010	SJ	100	100
95-726	12/01/1995	1	NEW CONST				100	100
		6	CYCL GROWTH				100	100

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	396,000	1.00	90	0.90	R04	1.00	363,640
300	A	0.132	WS 1.00	100	1.00	19,800	1.00	100	1.00	R04	1.00	2,610

TOTAL	1.050 Acres	ZONING	W. SCITUATE	FRNT	526	ASSESSED	366,300	CURRENT	971,400	PREVIOUS	892,800
Ngh	W. SCITUATE	N O T E	Inf3=Shape	LAND		601,000	601,000	BUILDING	4,100	3,900	
Inf1	FACTOR 100		OTHER		0	0			TOTAL		
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	20 0.80		1	5,181.80	4,100



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	1/31/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/23/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/3/2020	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	2,364	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	831		49.27	40,946	
\$NLA(RCN)	\$276	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	381		69.17	26,354	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,012	1997	224.03	226,722
STORIES	2.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	952	1997	203.73	193,955		
ROOMS	9	1.00	FLOOR COVER	24	COMB	1.00	A	ATU	N	ATTIC UNF	476		40.70	19,373		
BEDROOMS	4	1.00	INT FINISH	2	DRYWALL	1.00	C	AGR	N	ATT GARAGE	576		46.91	27,019		
BATHROOMS	2	1.00	HEATING/COOLING	11	HW/COOL AIR	1.04	D	BAS	L	BASE AREA	200	2009	224.03	44,806		
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	D	USF	L	UPPER STORY FIN	200	2009	203.74	40,747		
TOT FIXTURES	9	\$8,237					+	WDK	N	WOOD DECK	450		42.24	19,008		
# UNITS	1	1.00						GFP	O	GAS FIREPLACE	1		6,111.60	6,112		
								ODS	O	OUT DOOR SHOWER			0.00			

TOTAL RCN	653,280
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2014 / 8
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$601,000

