

Key: 2322

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.233

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SYLVESTER F CRAIG & STEPHANIE 438 TILDEN RD SCITUATE, MA 02066				27-7-12-0				438 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SYLVESTER F CRAIG & STEPH				04/30/2014	QS	487,500	44273-148				
BABICH, MARY STACK				07/12/2011	H	1	40115-12				
BABICH JOHN W				08/05/1992	QS	150,000	11167-11				

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	%
21-524	05/20/2021	3	ALTERATIONS	31,300	07/13/2021	JD	100	50
21-254	05/20/2021	3	ALTERATIONS	31,300	06/28/2022	JD	100	100
92-279	10/15/1993	2	ADDITIONS				100	100
		6	CYCL GROWTH				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	20,026	SC	1.00	100	1.00	100	1.00	R02	0.90		340,010

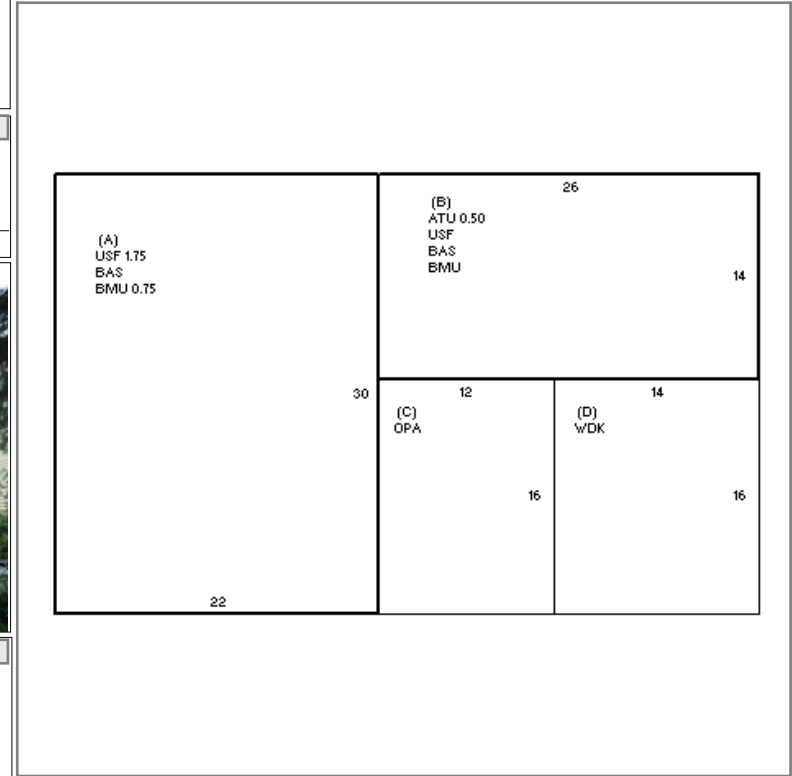
TOTAL	20,026 SF	ZONING	FRNT	273	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE			LAND	340,000	326,300
Inf1	FACTOR 100		BUILDING	451,000	401,200		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
					TOTAL	791,600	728,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10		80	15.97	600

PHOTO 07/13/2021



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/13/2021	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	6/28/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1872	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,543	DETAIL ADJ	1.224	FOUNDATION	5	BRICK/STONE	1.00	+	BMU	N	BSMT UNFINISHED	859		49.38	42,420
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	BAS	L	BASE AREA	1,024	1872	236.86	242,546
CAPACITY				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,519	1872	215.40	327,193
STORIES	2.75		1.00	ROOF COVER	1	ASPH SHINGLES	1.00	B	ATU	N	ATTIC UNF	182		37.00	6,734
ROOMS	8		1.00	FLOOR COVER	24	COMB	1.00	C	OPA	N	OPEN PORCH	192		51.50	9,888
BEDROOMS	4		1.00	INT FINISH	1	PLASTER	1.00	D	WDK	N	WOOD DECK	224		38.40	8,602
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02								
# 1/2 BATHS	1		1.00	FUEL SOURCE	2	GAS	1.00								
TOT FIXTURES	7		\$6,854												
# UNITS	1		1.00												

TOTAL RCN	644,237	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	V
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE	1973 / 49		
COND	30 30 %		
FUNC	0		
ECON	0		
DEPR	30 % GD 70		
RCNLD	\$451,000		