

Key: 2326

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.237

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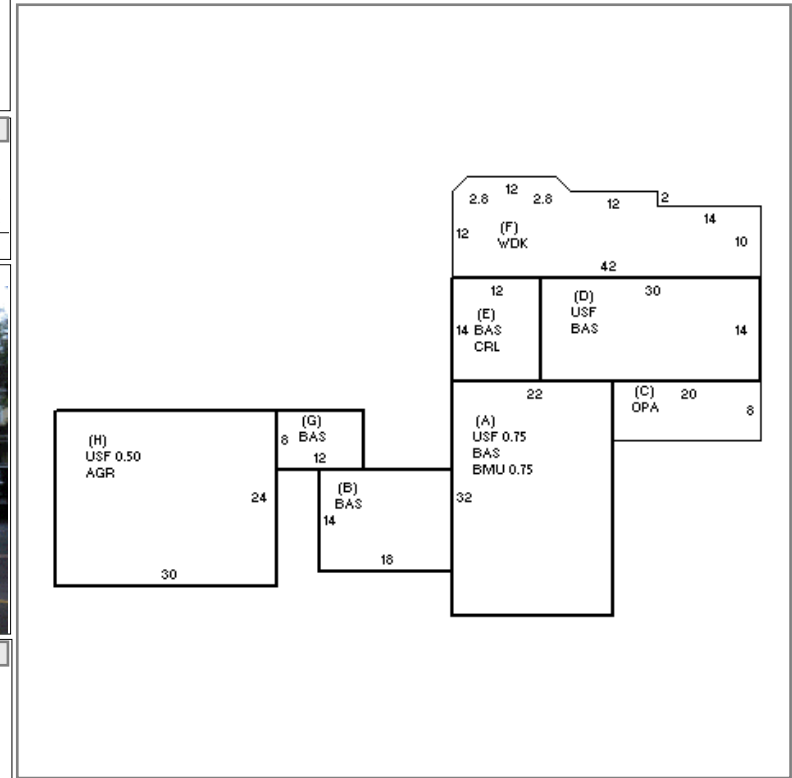
CURRENT OWNER				PARCEL ID				LOCATION				
COLEMAN STUART H & SUSAN M 412 TILDEN RD SCITUATE, MA 02066				27-7-15-0				412 TILDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
COLEMAN STUART H & SUSAN				06/18/2004	QS	520,000	(105528)					
RYAN J PAUL & RUTH				01/01/1969	QS		423100-					
GORMAN WALTER E & RUTH M				01/01/1967	XX		(C00039550)					
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,287	SC 1.00	100	1.00	396,000	1.77	100	1.00	R02	0.90	341,640

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	%
16-764	12/09/2016	3	ALTERATIONS	30,000	07/07/2017	SJ	100	100
16-80	02/25/2016	2	ADDITIONS	60,000	06/27/2015	SJ	100	75
14-235	05/09/2014	2	ADDITIONS	15,000	07/10/2014	MR	100	100
13-073	02/07/2013	2	ADDITIONS	44,500	07/01/2013	SJ	100	100
12-206	04/17/2012	3	ALTERATIONS	11,000	04/17/2012	SJ	100	100

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TOTAL	21,287 SF	ZONING	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E			LAND	341,600	327,800
Inf1	FACTOR 100		BUILDING	707,600	629,400		
Inf2	PHY 100		DETACHED	200	200		
			OTHER	0	0		
			TOTAL	1,049,400	957,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		200	1.10	200



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BUILDING	CD	ADJ	DESC	MEASURE	7/1/2013	SJ
MODEL	1		RESIDENTIAL	LIST	7/1/2013	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	7/16/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1847	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	919,008
NET AREA	2,948	DETAIL ADJ	1.236	FOUNDATION	5	BRICK/STONE	1.00	A	BMU	N	BSMT UNFINISHED	528		63.65	33,610		
\$NLA(RCN)	\$312	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	888	1847	255.61	226,984		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	672	1925	281.08	188,886		
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	160		61.80	9,888		
				FLOOR COVER	99	N/A	1.00	D	USF	L	UPPER STORY FIN	420	1925	255.61	107,357		
				INT FINISH	99	N/A	1.00	E	CRL	N	BSMT CRAWL	168		14.21	2,388		
				HEATING/COOLING	2	HOT WATER	1.02	F	WDK	N	WOOD DECK	504		46.08	23,225		
				FUEL SOURCE	99	N/A	1.00	+	BAS	L	BASE AREA	968	1847	281.08	272,086		
								H	AGR	N	ATT GARAGE	720		48.90	35,207		
								F21	O		FPL 2S 1OP	1		9,886.80	9,887		
																EFF.YR/AGE	1995 / 27
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$707,600