

Key: 2327

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.238

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CIANFARINI WENDI 408 TILDEN RD SCITUATE, MA 02066				27-7-15-A				408 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CIANFARINI WENDI				04/27/2018	H	400,000	(126713)				
CONSIDINE JUDITH M TRS				01/25/2011	F	1	(115630)				
MANNING MARGARET E				02/20/2008	F	1	(111649)				

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	%
18-28	01/16/2018	7	OTHERS		09/11/2023	JD	100	100
90-557	09/18/1990	3	ALTERATIONS	30,000	04/05/2018	JD	100	100
		3	ALTERATIONS				100	100


LAND

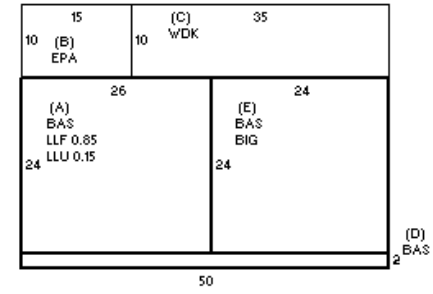
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,016	SC 1.00	100	1.00	396,000	1.87	100	1.00	R02	0.90	339,980

DETACHED

TOTAL	20,016 SF	ZONING	NO	FRNT	223	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	N O T E		LAND		340,000	326,200	
Inf1	FACTOR 100		BUILDING	351,900	283,300			
Inf2	PHY 100		DETACHED	12,300	11,700			
			OTHER	0	0			
			TOTAL	704,200	621,200			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/24/2003
IPG	A	1.00 25 0.75	32 X 12	1982	416	39.38	12,300		OCT 24 2003



BUILDING	CD	ADJ	DESC	MEASURE	4/5/2018	JD	BLDG COMMENTS
MODEL	1		RESIDENTIAL	LIST	4/5/2018	JD	MLS
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/11/2023	JD	
QUALITY	A	1.00	AVERAGE [100%]				
FRAME	1	1.00	WOOD FRAME [100%]				

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	423,973
NET AREA	1,830	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	94		60.12	5,651	CONDITION ELEM	CD
\$NLA(RCN)	\$232	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	LLF	L	LOWER LEVEL FIN	530	1977	142.82	75,695	EXTERIOR	A
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	150	90.20	13,530	INTERIOR	G
STORIES	1	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	350		38.40	13,440	KITCHEN	V	
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.00	+	BAS	L	BASE AREA	1,300	1977	207.06	269,179	BATHS	G	
BEDROOMS	3	1.00	INT FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	576		43.50	25,055	HEAT	A	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02	PTA	N	PATIO	360			14.90	5,364	ELECT	U	
# 1/2 BATHS	2	1.00	FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1			10,347.00	10,347			
TOT FIXTURES	7	\$5,712															
# UNITS	1	1.00															

EFF.YR/AGE	2005 / 17
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$351,900