

Key: 2362

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.272

LEGAL

LAND

DETACHED

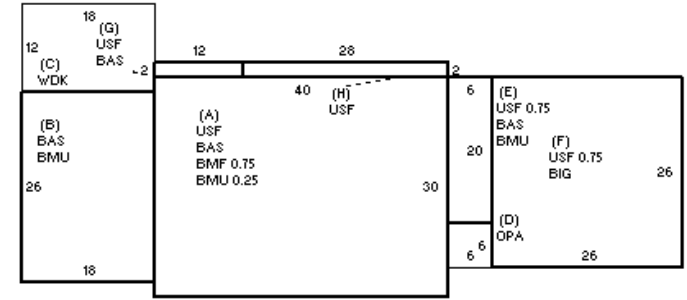
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCDONALD JOHN J & MAURA C TR 411 TILDEN RD SCITUATE, MA 02066				27-1-5-0				411 TILDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
MCDONALD JOHN J & MAURA C				02/06/2014	F	100	44058-231					
MCDONALD JOHN J & MAURA C				09/29/2009	QS	850,500	37757-319					
DURKIN JOSEPH F & LYNN F				08/29/2006	QS	875,000	33267-170					
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,095 SC	1.00	100	1.00	396,000	1.04	100	1.00	R02	0.90	361,450

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	%
16-554	09/20/2016	3	ALTERATIONS	45,700	07/07/2017	SJ	100	100
		3	ALTERATIONS		05/29/2009	SJ	100	100
08-148	04/01/2008	3	ALTERATIONS	20,000	06/18/2008	SJ	100	100
		1	NEW CONST		06/13/2007	SJ	100	100
		1	NEW CONST		09/05/2006	SJ	100	100

TOTAL	38,095 SF	ZONING	FRNT 292	ASSESSED		CURRENT		PREVIOUS	
Ngh	SCITUATE	NOTE		LAND	361,500		346,900		
Infl1	FACTOR 100		BUILDING	849,100		797,600			
Infl2	PHY 100		DETACHED	25,100		23,800			
			OTHER	0		0			
				TOTAL	1,235,700		1,168,300		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 SHED		2,000	1.10	2,200
IPG	V	1.50	20 0.80 IPG - 16 X 3	2008	512	55.91	22,900



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	5/5/2014	
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/29/2011	KT
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
OTHER FIX=SHOWER

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	987,271		
NET AREA	3,689	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	888		49.46	43,920	CONDITION ELEM	CD		
\$NLA(RCN)	\$268	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	900		69.43	62,488	EXTERIOR			
				ROOF SHAPE	3	GAMBREL	1.00	C	WDK	N	WOOD DECK	216		46.08	9,953	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	D	OPA	N	OPEN PORCH	36		61.80	2,225	KITCHEN			
				FLOOR COVER	99	N/A	1.00	F	BIG	N	BUILT-IN GARAGE	676		51.46	34,787	BATHS			
				INT FINISH	99	N/A	1.00	+	BAS	L	BASE AREA	1,812	2006	230.19	417,110	HEAT			
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	USF	L	UPPER STORY FIN	1,877	2006	209.34	392,924	ELECT			
				FUEL SOURCE	99	N/A	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887				
																	EFF.YR/AGE	2008 / 14	
																	COND	14 14 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	14 % GD 86	
																	RCNLD	\$849,100	