

Key: 2566

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.473

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MARIANO CORINNE A 16 TILDEN AV SCITUATE, MA 02066				5-3-67-0				16 TILDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MARIANO CORINNE A				07/05/2022	H	1	56991-98				
WALSH JAMES & MARIANO COR				07/31/2006	QS	372,000	33119-260				
MCCULLEN WILLIAM TR				12/30/2005	A	286,000	32004-28				

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	%
09-378	09/08/2022 08/21/2009	7 3	OTHERS ALTERATIONS	9,000	06/16/2010	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,788	MB 1.00	100	1.00	100	1.00	440,000	3.33	100	1.00	R08 362,710

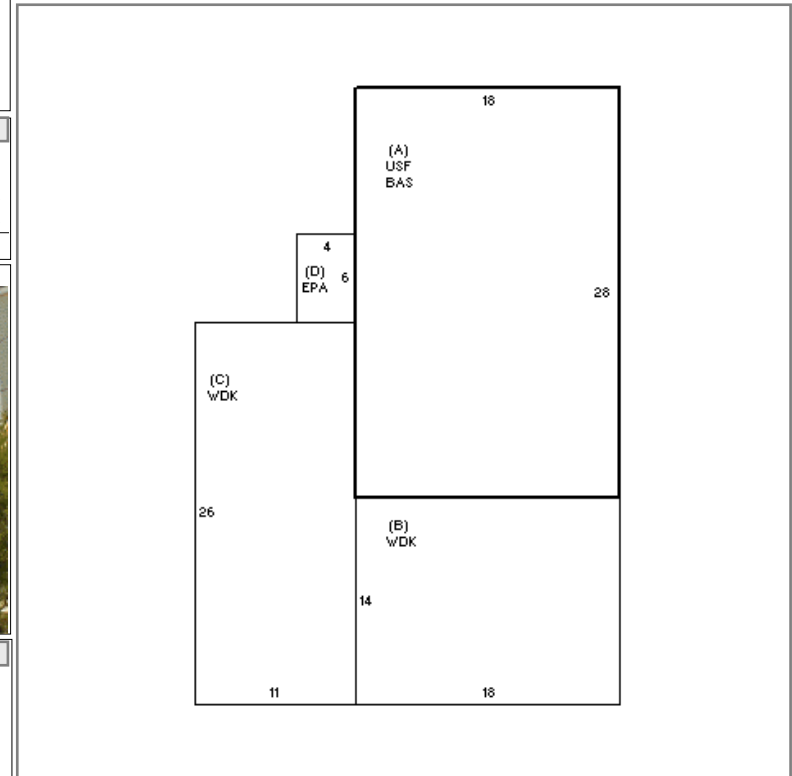
TOTAL	10,788 SF	ZONING	FRNT	56	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE	LAND	362,700	329,700		
Infl1	FACTOR 100		BUILDING	157,300	146,200		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
		TOTAL		520,000	475,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS
SALES REVIEW
FY12 STYLE CHANGE FROM CONV TO COL PER
FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/16/2010	EST
MODEL	1		RESIDENTIAL	LIST	6/16/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,008	DETAIL ADJ	0.980	FOUNDATION	1	PIER	0.98	A	BAS	L	BASE AREA	504	1978	209.91	105,795
\$NLA(RCN)	\$223	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	504	1978	190.89	96,209
				ROOF SHAPE	4	FLAT/SHED	1.00	+	WDK	N	WOOD DECK	538		34.56	18,593
				ROOF COVER	1	ASPH SHINGLES	1.00	D	EPA	N	ENCLOSED PORCH	24		81.19	1,949
				FLOOR COVER	99	N/A	1.00								
				INT FINISH	99	N/A	1.00								
				HEATING/COOLING	99	N/A	1.00								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	224,663	CONDITION ELEM	CD
		EXTERIOR	
		INTERIOR	
		KITCHEN	
		BATHS	
		HEAT	
		ELECT	
		EFF.YR/AGE	1985 / 37
		COND	26 26 %
		FUNC	4 PARTIAL HEAT
		ECON	0
		DEPR	30 % GD 70
		RCNLD	\$157,300