

Key: 2567

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.474

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MCCULLEN WILLIAM & ANNE TRUSTEE 93 STRAWBERRY HILL RD ACTON, MA 01720				5-3-66-0				18 TILDEN AV			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MCCULLEN WILLIAM				05/29/2002	QS	22149-179					
MCCULLEN WM. J & MURIAL E				12/28/2000	XX	19215-10					
MCCULLEN WILLIAM L & MURI				01/01/1970	XX	3537-260					

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	%
03-119	03/25/2003	3	ALTERATIONS	250,000	06/21/2004	SJ	100	100

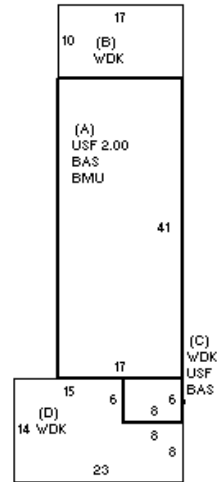
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,605 MB	1.00	100	1.00	440,000	3.71	100	1.00	R08	1.00	360,410

TOTAL	9,627 SF	ZONING	18 TILDEN AVENUE NOMINEE TRUST . . .	FRNT	30	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE		LAND		360,400	327,700	
Infl1	FACTOR 100			BUILDING		421,500	396,200	
Infl2	PHY 100			DETACHED		0	0	
				OTHER		0	0	
				TOTAL		781,900	723,900	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2010	SJ
MODEL	1		RESIDENTIAL	LIST	4/5/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/30/2011	KT
QUALITY	+	1.10	AVG +/GOOD - [100%]	OTHER FIX=SINK		
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	2003	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	520,366			
NET AREA	2,187	DETAIL ADJ	1.009	FOUNDATION	1	PIER	0.98	A	BMU	N	BSMT UNFINISHED	697		58.30	40,638	CONDITION ELEM	CD			
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,442	2003	200.21	288,709	EXTERIOR				
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	492		42.24	20,782	INTERIOR				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	745	2003	220.16	164,021	KITCHEN				
				FLOOR COVER	99	N/A	1.00									BATHS				
				INT FINISH	99	N/A	1.00									HEAT				
				HEATING/COOLING	9	WARM/COOL AIR	1.03									ELECT				
				FUEL SOURCE	99	N/A	1.00													
																	EFF.YR/AGE	2003 / 19		
																	COND	18 18%		
																	FUNC	0		
																	ECON	0		
																	DEPR	19	% GD	81
																	RCNLD	\$421,500		