

Key: 2568

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 2.475

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION		
MCGRATH ELIZABETH A 20 TILDEN AVENUE SCITUATE, MA 02066		5-3-68-0		20 TILDEN AV		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCGRATH ELIZABETH A		09/15/1997	QS	180,000	15480-54	
SMITH CRAIG R AND KATHLEE		01/05/1994	XX		12562-168	
SMITH CRAIG R		12/20/1993	QS	140,000	12508-200	

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	%

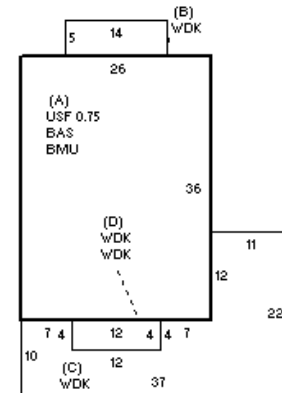
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,730	MB 1.00	100	1.00	100	1.00	440,000	1.73	100	1.00	R08 1.00	380,230

TOTAL	21,736 SF	ZONING	FRNT	23	ASSESSED	CURRENT	PREVIOUS
Ngh	MINOT BCH	NOTE			LAND	380,200	345,700
Infl1	FACTOR 100		BUILDING	366,900	330,600		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	747,100	676,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/10/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2010	PL
MODEL	1		RESIDENTIAL	LIST REVIEW		
STYLE	4	1.10	CAPE [100%]			
QUALITY	+	1.10	AVG +/GOOD - [100%]		3/30/2011	KT
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	489,162														
NET AREA	1,638	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	936		52.89	49,501																
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	936	1974	253.79	237,549																
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	702	1974	230.80	162,020																
				ROOF COVER	1	ASPH SHINGLES	1.00	+	WDK	N	WOOD DECK	620		42.24	26,189																
				FLOOR COVER	99	N/A	1.00	F21	O	FPL 2S 10P	1		9,062.90	9,063																	
				INT FINISH	99	N/A	1.00																								
				HEATING/COOLING	1	FORCED AIR	1.00																								
				FUEL SOURCE	99	N/A	1.00																								
				<table border="1"> <thead> <tr> <th>CONDITION ELEM</th> <th>CD</th> </tr> </thead> <tbody> <tr> <td>EXTERIOR</td> <td></td> </tr> <tr> <td>INTERIOR</td> <td></td> </tr> <tr> <td>KITCHEN</td> <td></td> </tr> <tr> <td>BATHS</td> <td></td> </tr> <tr> <td>HEAT</td> <td></td> </tr> <tr> <td>ELECT</td> <td></td> </tr> </tbody> </table>														CONDITION ELEM	CD	EXTERIOR		INTERIOR		KITCHEN		BATHS		HEAT		ELECT	
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				CAPACITY		UNITS	ADJ												EFF.YR/AGE	1990 / 32											
				STORIES	1.75	1.00												COND	25 25 %												
				ROOMS	6	1.00												FUNC	0												
				BEDROOMS	3	1.00												ECON	0												
				BATHROOMS	1	1.00												DEPR	25 % GD 75												
				# 1/2 BATHS	1	1.00												RCNLD	\$366,900												
				TOT FIXTURES	5	\$4,840																									
				# UNITS	1	1.00																									