

Key: 3402

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.281

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FLEENOR GLENN & SARAH 351 TILDEN RD SCITUATE, MA 02066				34-31-32-A				351 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FLEENOR GLENN & SARAH				09/01/2021	QS	600,875	55587-157				
TRUDEAU DOUGLAS A & KIM M				01/20/1994	F	100	12597-339				
TRUDEAU DOUGLAS A & KARLB				10/25/1988	XX		8786-113				

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	%
09-208	05/21/2009	3	ALTERATIONS	15,000	07/23/2009	SJ	100	100
93-555	09/20/1993	2	ADDITIONS				100	100
90-85	03/20/1990	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,500	SC 1.00	100	1.00	396,000	1.68	100	1.00	R02	0.90	343,190

TOTAL	22,500 SF	ZONING		FRNT	72	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE		LAND	343,200	329,300		
Inf1	FACTOR 100		BUILDING	278,500	248,000			
Inf2	PHY 100		DETACHED	900	900			
			OTHER	0	0			
				TOTAL	622,600	578,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 SHED 8X10		80	15.97	900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/11/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/7/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	48		58.21	2,794
\$NLA(RCN)	\$193	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	920	1961	138.28	127,213
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH		90.20	17,318
STORIES	1	1.00			ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,088	200.47	218,112
ROOMS	7	1.00			FLOOR COVER	24	COMB	1.00	D	OPA	N	OPEN PORCH	24	51.50	1,236
BEDROOMS	3	1.00			INT FINISH	1	PLASTER	1.00	F	WDK	N	WOOD DECK	88	38.40	3,379
BATHROOMS	2	1.00			HEATING/COOLING	1	FORCED AIR	1.00	F12	O	FPL 1S 2OP	1		10,347.00	10,347
# 1/2 BATHS	1	1.00			FUEL SOURCE	2	GAS	1.00							
TOT FIXTURES	8	\$6,400													
# UNITS	1	1.00													

TOTAL RCN	386,799
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1977 / 45
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$278,500

