

Key: 3410

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.290

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GETCHELL BRIAN & KIRSTEN 390 TILDEN RD SCITUATE, MA 02066				27-7-15-F				390 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GETCHELL BRIAN & KIRSTEN				09/30/2011	QS	413,000	(116563)				
ALLEN JOSEPH F & NANCY J				07/31/2000	QS	310,000	(97857)				
SIMONS SAM J				05/23/1997	QS	223,800	N/A-N/A				

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 %
01-155	04/30/2001	6	CYCL GROWTH		09/14/2005		100 100
90-397	07/09/1990	2	ADDITIONS				100 100
		3	ALTERATIONS				100 100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	SC 1.00	100	1.00	396,000	1.00	100	1.00	R02	0.90	363,640
300	A	0.282	SC 1.00	100	1.00	17,820	1.00	100	1.00	R02	0.90	5,030

DETACHED

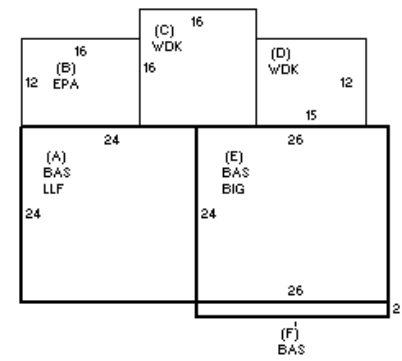
TOTAL	1.200 Acres	ZONING	FRNT	49	ASSESSED	CURRENT	PREVIOUS
Ngh	SCITUATE	NOTE	LAND	368,700	354,000		
Inf1	FACTOR 100		BUILDING	324,800	289,100		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	693,500	643,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2003



BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/26/2011	PL
MODEL	1		RESIDENTIAL	LIST	4/26/2011	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%]			

INDIN

YEAR BLT	1975	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	421,835
NET AREA	1,828	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	576	1975	144.30	83,119	CONDITION ELEM	CD
\$NLA(RCN)	\$231	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	B	EPA	N	ENCLOSED PORCH	192		90.20	17,318	EXTERIOR	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	436		38.40	16,742	INTERIOR	
				ROOF COVER	1	ASPH SHINGLES	1.00	E	BAS	N	BUILT-IN GARAGE	624		42.73	26,665	KITCHEN	
				FLOOR COVER	99	N/A	1.00	+	BAS	L	BASE AREA	1,252	1975	209.21	261,932	BATHS	
				INT FINISH	99	N/A	1.00	F12	O	O	FPL 1S ZOP	1		10,347.00	10,347	HEAT	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	
				FUEL SOURCE	99	N/A	1.00										

EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$324,800