

Key: 3509

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3368

LEGAL

LAND

DETACHED

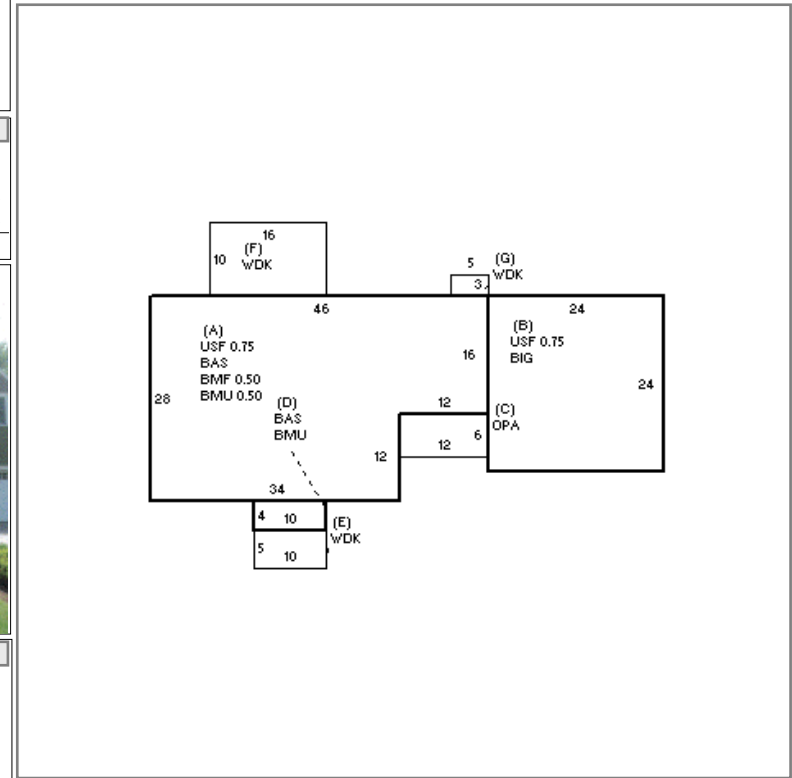
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FONTES SUSAN J 245 TILDEN RD SCITUATE, MA 02066				39-27-32-0				245 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FONTES SUSAN J				04/29/2005	QS	689,900	30432-116				
COMEAU C & AMELANG CORP				12/18/2003	QS	170,000	27246-212				
JACKSON MARILYN B				01/01/1976	QS	4057-760					

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	%
21-336	04/01/2021	3	ALTERATIONS	19,000	07/15/2021	JD	100	100
19-887	12/02/2019	3	ALTERATIONS	75,356	07/08/2020	JD	100	100
11-730	11/17/2011	3	ALTERATIONS	9,700	08/02/2012	SJ	100	100
		1	NEW CONST		06/20/2005	SJ	100	100
04-167	04/01/2004	4	DEMO		08/03/2004	SJ	100	100

TOTAL	19,994 SF	ZONING	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E	IN M34		LAND	377,700	343,400
Inf1	FACTOR 100		BUILDING	698,900	628,500		
Inf2	PHY 100		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	1,078,300	973,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00 30 0.70	15 X 20		300	7.90	1,700



BUILDING	CD	ADJ	DESC	MEASURE	7/8/2020	JD
MODEL	1		RESIDENTIAL	LIST	7/8/2020	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/15/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2005	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	767,980												
NET AREA	2,474	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	612		54.06	33,083	CONDITION ELEM	CD												
\$NLA(RCN)	\$310	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	572		75.89	43,406	EXTERIOR	A												
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,184	2005	264.25	312,870	INTERIOR	G												
				ROOF COVER	1	ASPH SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,290	2005	240.31	309,995	KITCHEN	V												
				FLOOR COVER	13	COMB	1.00	B	BIG	N	BUILT-IN GARAGE	576		57.98	33,396	BATHS	G												
				INT FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	72		61.80	4,450	HEAT	A												
				HEATING/COOLING	9	WARM/COOL AIR	1.03	+	WDK	N	WOOD DECK	225		46.08	10,368	ELECT	A												
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887														
									ODS	O	OUT DOOR SHOWER	1		1,824.00	1,824														
				<table border="1"> <tr> <td>EFF.YR/AGE</td> <td>2013 / 9</td> </tr> <tr> <td>COND</td> <td>9 9 %</td> </tr> <tr> <td>FUNC</td> <td>0</td> </tr> <tr> <td>ECON</td> <td>0</td> </tr> <tr> <td>DEPR</td> <td>9 % GD 91</td> </tr> <tr> <td>RCNLD</td> <td>\$698,900</td> </tr> </table>														EFF.YR/AGE	2013 / 9	COND	9 9 %	FUNC	0	ECON	0	DEPR	9 % GD 91	RCNLD	\$698,900
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