

Key: 3540

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.399

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BERSSON BRETT A & ANDREA P 255 TILDEN RD SCITUATE, MA 02066				34-31-27-A				255 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BERSSON BRETT A & ANDREA				03/15/2010	S	363,000	38327-116				
FEDERAL NATIONAL MORT ASS				01/15/2010	L	330,066	38487-287				
FEDERAL NATIONAL MORT ASS				01/14/2010	L	330,066	38135-19				

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	%
21-1378	10/26/2021	2	ADDITIONS	101,000	04/25/2022	JD	100	0
21-1378	10/26/2021	2	ADDITIONS	101,000	07/11/2022	JD	100	60
21-1378	10/26/2021	2	ADDITIONS	101,000	04/05/2023	JD	100	100
88-327	06/01/1988	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,395 OS	1.00	100	1.00	440,000	1.62	100	1.00	R02	1.00	382,570

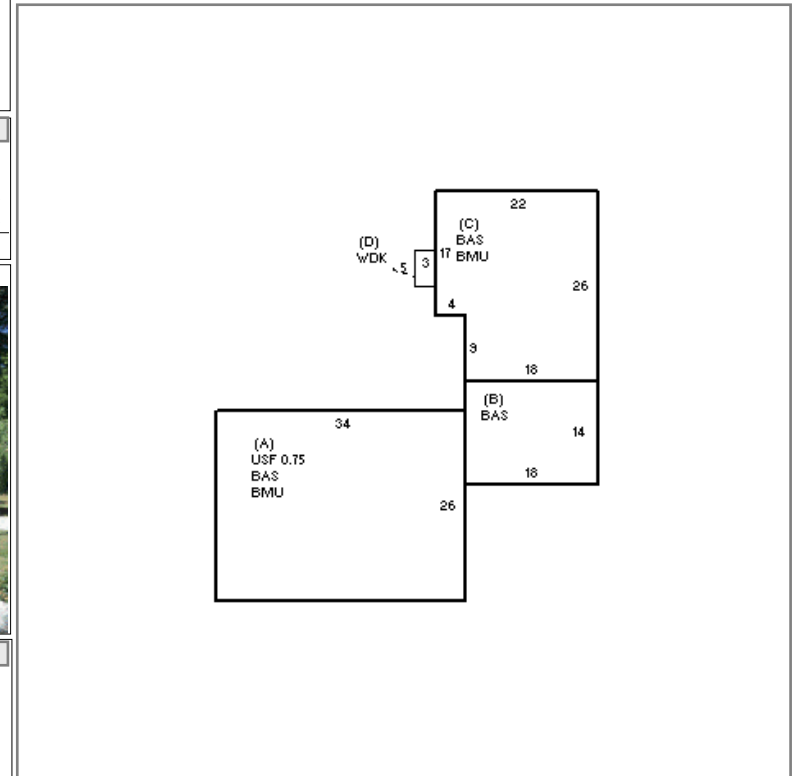
TOTAL	23,392 SF	ZONING	FRNT	233	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	382,600	347,800		
Inf1	FACTOR 100		BUILDING	442,600	367,600		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
			TOTAL	826,200	716,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 12X8	1986	96	14.95	1,000



BUILDING	CD	ADJ	DESC	MEASURE	4/25/2022	JD
MODEL	1		RESIDENTIAL	LIST	4/25/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/5/2023	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,335	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,420		43.15	61,277
\$NLA(RCN)	\$253	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	663	1967	200.25	132,763
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,136	1967	220.20	250,145
				ROOF COVER	1	ASPH SHINGLES	1.00	C	BAS	L	BASE AREA	536	2022	220.20	118,026
				FLOOR COVER	34	COMB	1.00	D	WDK	N	WOOD DECK	15		38.40	576
				INT FINISH	1	PLASTER	1.00		F11	O	FPL 1S 1OP	2		7,281.00	14,562
				HEATING/COOLING	2	HOT WATER	1.02		GFP	O	GAS FIREPLACE	1		5,556.00	5,556
				FUEL SOURCE	2	GAS	1.00								



CAPACITY			UNITS	ADJ
STORIES			1.75	1.00
ROOMS			7	1.00
BEDROOMS			2	1.00
BATHROOMS			2	1.00
# 1/2 BATHS			1	1.00
TOT FIXTURES			8	\$7,181
# UNITS			1	1.00

TOTAL RCN	590,086	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1988 / 34	
COND	25	25 %
FUNC	0	
ECON	0	
DEPR	25	% GD 75
RCNLD	\$442,600	