

Key: 3548

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.407

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CEDERHOLM CHRISTIAN E & AMY E 327 TILDEN RD SCITUATE, MA 02066				34-31-31-B				327 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CEDERHOLM CHRISTIAN E & A				12/30/2021	QS	599,000	56254-1				
PRESTON LYMAN & MARILOU				01/01/1966	QS	20,000	3219-216				
JENKINS JAMES S AND CAROL				01/01/1960	XX		2746-350				

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	%
88-359	06/01/1988	3	ALTERATIONS				100	100

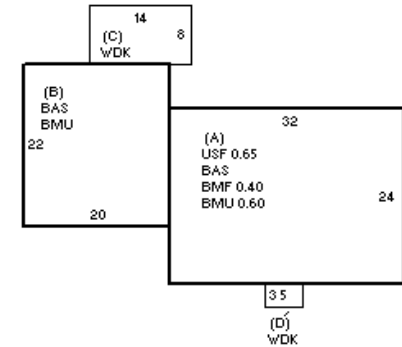
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 OS	1.00	100	1.00	440,000	1.00	100	1.00	R02		404,040
300	A	0.512 OS	1.00	100	1.00	15,840	1.00	W80	0.80	R02		8,110

TOTAL	1.430 Acres	ZONING	FRNT	123	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	412,200	375,100
Infl1	FACTOR 100		BUILDING	294,500	262,000		
Infl2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	706,700	637,100		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	8/2/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/7/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
mls

G

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	460,122	
NET AREA	1,707	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	901		44.84	40,398	CONDITION ELEM	CD	
\$NLA(RCN)	\$270	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	307		62.94	19,323	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,208	1959	228.63	276,189	INTERIOR	A	
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	499	1959	207.92	103,751	KITCHEN	A	
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	127		38.40	4,877	BATHS	A	
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491	HEAT	A	
				HEATING/COOLING	1	FORCED AIR	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813	ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
																	EFF.YR/AGE	1968 / 54
																	COND	36 36 %
																	FUNC	0
																	ECON	0
																	DEPR	36 % GD 64
																	RCNLD	\$294,500