

Key: 4143

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.961

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHRISTENSON KIMBERLEE B TR 149 TILDEN RD SCITUATE, MA 02066				39-27-5-0				149 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHRISTENSON KIMBERLEE B T				03/19/2020	QS	1,375,000	52495-55				
FISCUS ALICIA & BARRY R				06/23/2017	QS	1,089,000	48581-65				
FRANCESE ANDREW & KELLY				07/16/2002	QS	829,900	22436-22				

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 %
19-288	04/30/2019	7	OTHERS		09/22/2021	JD	100 100
17-343	06/05/2017	2	ADDITIONS	14,800	08/13/2019	JD	100 100
17-343	06/05/2017	3	ALTERATIONS	56,600	07/18/2017	SJ	100 20
01-506	09/10/2001	3	ALTERATIONS	56,000	05/15/2018	JD	100 100
		1	NEW CONST				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	440,000	1.00	100	1.00	R02	1.00	404,040
300	A	0.592	OS 1.00	100	1.00	19,800	1.00	100	1.00	R02	1.00	11,720

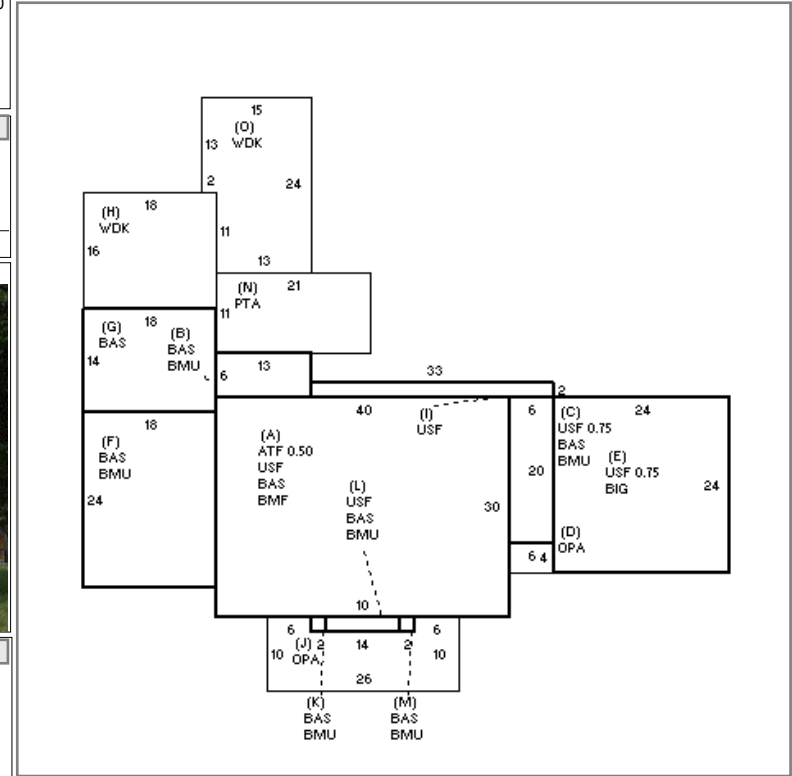
TOTAL	1.510 Acres	ZONING	FRNT	55	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	415,800	378,600
Inf1	FACTOR 100		BUILDING	1,187,200	1,034,300		
Inf2	PHY 100		DETACHED	48,900	46,600		
			OTHER	0	0		
					<b>TOTAL</b>	<b>1,651,900</b>	<b>1,459,500</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90		100	14.74	1,300
IPG	G	1.20	10 0.90	44 X 22	2003	39.56	34,500
JAC	A	1.00	10 0.90		1	5,469.60	4,900
SHF	A	1.00	10 0.90	18 X 11	198	12.30	2,200
SHF	A	1.00	10 0.90	12 X 9	108	14.37	1,400
PTD	G	1.20	10 0.90	50 X 12	600	8.53	4,600



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	JD
MODEL	1		RESIDENTIAL	LIST	5/15/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/20/2023	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2002	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,349,130
NET AREA	4,518	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMF	N	BSMT FINISH-SEP	1,200		80.42	96,508		
\$NLA(RCN)	\$299	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	ATF	L	ATTIC FINISH	600	2002	170.15	102,088		
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	658		57.29	37,696		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	256		72.10	18,458		
				FLOOR COVER	13	COMB	1.00	E	BIG	N	BUILT-IN GARAGE	576		62.09	35,764		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,110	2002	263.34	555,650		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	WDK	N	WOOD DECK	626		53.76	33,653		
				FUEL SOURCE	2	GAS	1.00	+	USF	L	UPPER STORY FIN	1,808	2002	239.48	432,981		
								N	PTA	N	PATIO	231		20.86	4,819		
								F31	O		FPL 3S 1OP	1		12,875.80	12,876		

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2010 / 12
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$1,187,200
-------	-------------