

Key: 4162

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.979

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION				
HOROHO MICHAEL & S/O MCCARTHY ERIN 207 TILDEN RD SCITUATE, MA 02066				39-27-22-0				207 TILDEN RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCARTHY ERIN				07/17/2023	QS	875,000	(135638)	
HOROHO MICHAEL &				05/08/2017	QS	440,000	(125104)					
TRACHIK PAUL GREGORY				10/13/2006	QS	460,000	(109717)					

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	%
04-517	08/10/2004	7	OTHERS ALTERATIONS		07/18/2023	JD	100	100
		3			06/20/2005	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,632	OS 1.00	100	1.00	100	1.00	440,000	1.90	100	1.00	R02 1.00	377,190

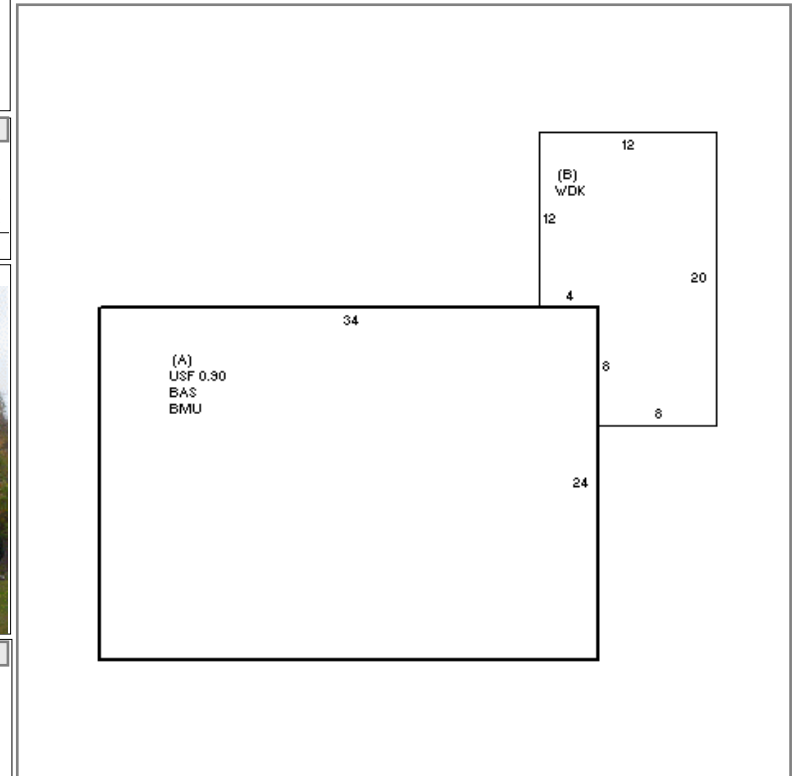
TOTAL	19,646 SF	ZONING	FRNT	135	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	377,200	342,900
Inf1	FACTOR 100		BUILDING	341,500	269,600		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	719,300	613,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		50	17.03	600



BUILDING	CD	ADJ	DESC	MEASURE	5/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	5/22/2010	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/18/2023	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	816	1976	238.17	194,349
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	734	1976	216.59	158,980
ROOF COVER	1	ASPH SHINGLES	1.00	B	WDK	N	WOOD DECK	208		42.24	8,786
FLOOR COVER	14	COMB	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
INT FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								



YEAR BLT	1976	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,550	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
				ROOF SHAPE	3	GAMBREL	1.00
				ROOF COVER	1	ASPH SHINGLES	1.00
				FLOOR COVER	14	COMB	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOLING	2	HOT WATER	1.02
				FUEL SOURCE	2	GAS	1.00

TOTAL RCN	421,607	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	G
		KITCHEN	V
		BATHS	V
		HEAT	A
		ELECT	A
		EFF.YR/AGE	2003 / 19
		COND	18 18%
		FUNC	0
		ECON	0
		DEPR	19 % GD 81
		RCNLD	\$341,500