

Key: 4164

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.981

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEACH RICHARD E 35 ROUNDTREE LANE SCITUATE, MA 02066				39-27-25-0				213 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEACH RICHARD E				05/12/2000	F		(97376)				
LEACH RICHARD & MACK PAULA J				03/23/1984	XX		69079-0				
				10/03/1980	XX		(C00064018)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18-36	01/17/2018	2	ADDITIONS	27,000	06/26/2018	JD	100	100
		6	CYCL GROWTH				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	100	1.00	1.00	R02	1.00		404,040

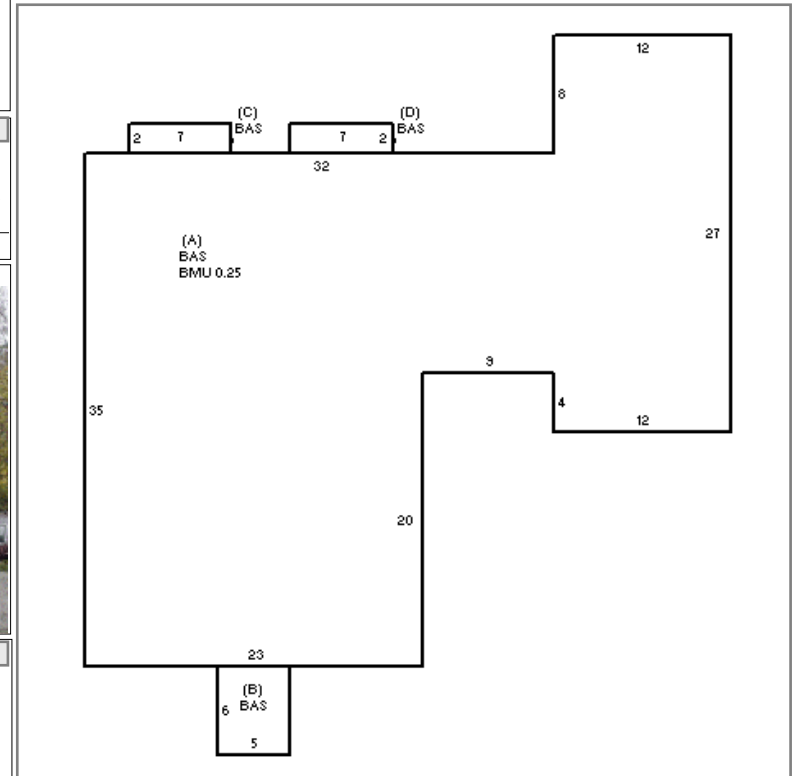
TOTAL	39,988 SF	ZONING	FRNT	96	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	404,000	367,300		
Infl1	FACTOR 100		BUILDING	205,900	183,100		
Infl2	PHY 100		DETACHED	200	200		
			OTHER	70,900	65,900		
			TOTAL	681,000	616,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70		20	17.03	200



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/22/2010	PL
MODEL	1		RESIDENTIAL	LIST	9/22/2010	EST
STYLE	1	0.85	RANCH [100%]	REVIEW	4/4/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1932	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,322	DETAIL ADJ	0.867	FOUNDATION	4	CONT BSMT WALL	1.00
\$NLA(RCN)	\$213	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH SHINGLES	1.00
ROOMS	4	1.00		FLOOR COVER	2	SOFTWOOD	1.00
BEDROOMS	2	1.00		INT FINISH	1	PLASTER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02
# 1/2 BATHS	0	1.00		FUEL SOURCE	99	N/A	1.00
TOT FIXTURES	3	\$2,081					
# UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	316		63.15	19,955
+	BAS	L	BASE AREA	1,322	1932	191.17	252,728
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	282,045
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1980 / 42
COND	27 27 %
FUNC	0
ECON	0
DEPR	27 % GD 73
RCNLD	\$205,900

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Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.982

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LEACH RICHARD E 35 ROUNDTREE LANE SCITUATE, MA 02066				39-27-25-0				213 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE HSES				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

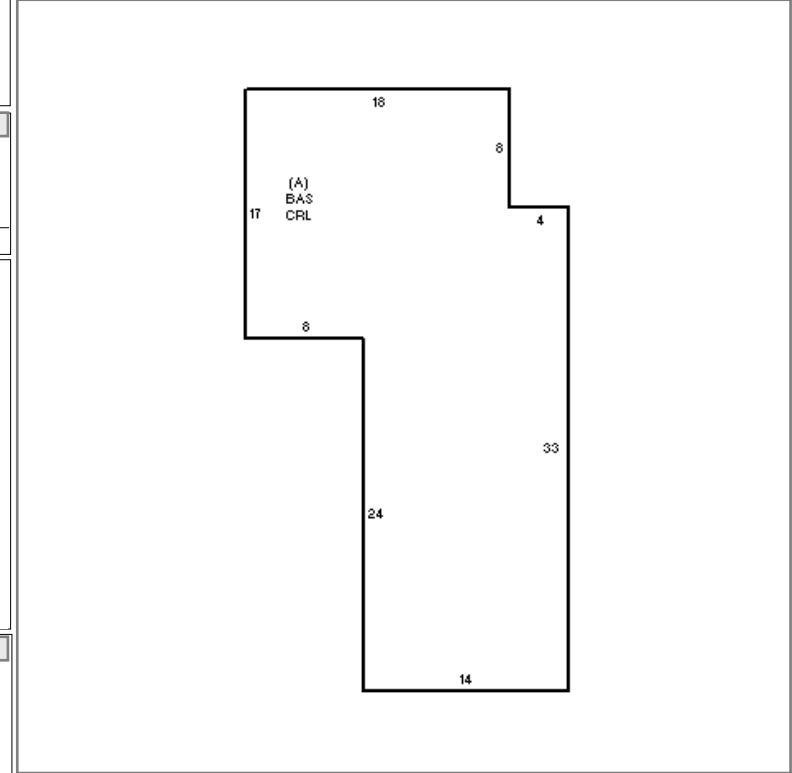
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NOTE		LAND	70,900	
Inf1		BUILDING			
Inf2		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	4/4/2011 ER
STYLE	1	0.85	RANCH [100%]		
QUALITY	-	0.90	LOW +/- AVG - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

YEAR BLT	1940	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	678	DETAIL ADJ	0.867	FOUNDATION	3	CONT WALL	1.00	A	CRL	N	BSMT CRAWL	678		10.76	7,296
\$NLA(RCN)	\$238	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	678	1940	213.67	144,868
				ROOF SHAPE	1	GABLE	1.00		FPL	O	FIREPLACE	1		7,031.70	7,032
				ROOF COVER	1	ASPH SHINGLES	1.00								
				FLOOR COVER	2	SOFTWOOD	1.00								
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	161,069
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1956 / 66
COND	56 56 %
FUNC	0
ECON	0
DEPR	56 % GD 44
RCNLD	\$70,900