

Key: 4170

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 3.988

LEGAL

| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|---|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| FONTES JOSE G & DA LUZ MARIA<br>233 TILDEN ROAD<br>SCITUATE, MA 02066 |  |  |  | 39-27-30-0 |    |            |              | 233 TILDEN RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| FONTES JOSE G & DA LUZ MA   |  |  |  | 01/01/1970 | QS | 95,000     | 3528-729     |               |  |  |  |
| SARGENT KENNETH M SR & RU   |  |  |  | 01/01/1963 | XX |            | 2916-124     |               |  |  |  |
| PAGE HANS & FLORENCE A  |  |  |  | 01/01/1961 | XX |            | 2798-418     |               |  |  |  |

| 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    | %   |
| 88-738 | 12/01/1988 | 2             | ADDITIONS |        |       |    | 100    | 100 |

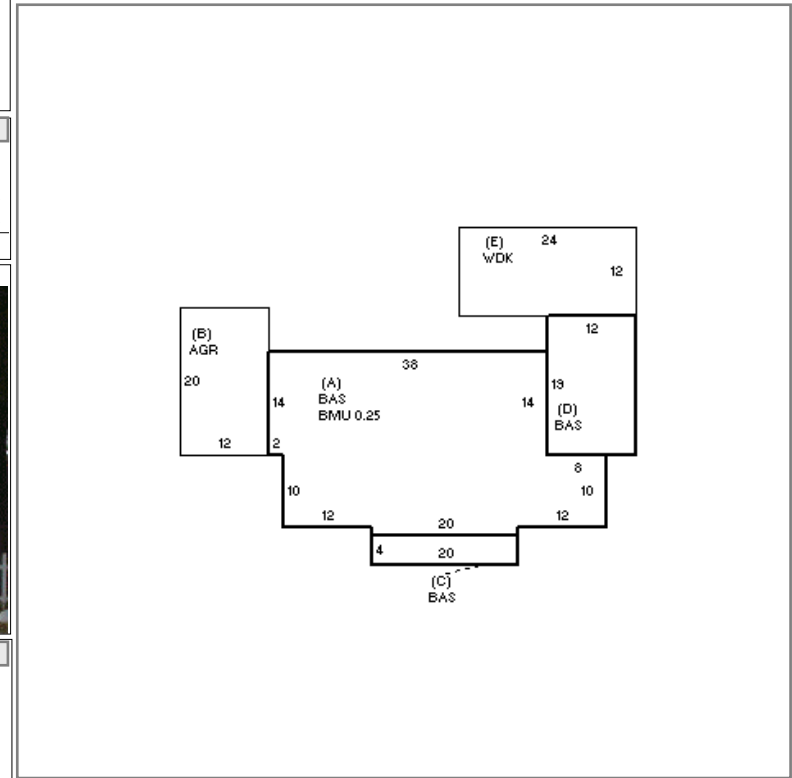
LAND

| CD  | T | AC/SF/UN | Ngh     | Inf1 | Inf2 | ADJ BASE | SAF  | Inf3    | Lpi  | VC  | CREDIT AMT | ADJ VALUE |         |
|-----|---|----------|---------|------|------|----------|------|---------|------|-----|------------|-----------|---------|
| 100 | S | 10,000   | OS 1.00 | 100  | 1.00 | 100      | 1.00 | 440,000 | 3.58 | 100 | 1.00       | R02 1.00  | 361,190 |

|       |            |        |          |         |          |         |          |
|-------|------------|--------|----------|---------|----------|---------|----------|
| TOTAL | 10,019 SF  | ZONING | FRNT     | 85      | ASSESSED | CURRENT | PREVIOUS |
| Ngh   | OCEANSIDE  | NOTE   | LAND     | 361,200 | 328,400  |         |          |
| Inf1  | FACTOR 100 |        | BUILDING | 128,500 | 119,400  |         |          |
| Inf2  | PHY 100    |        | DETACHED | 0       | 0        |         |          |
|       |            |        | OTHER    | 0       | 0        |         |          |
|       |            |        | TOTAL    | 489,700 | 447,800  |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



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%] |         |           |     |

BLDG COMMENTS

INDING

| YEAR BLT   | 1935  | SIZE ADJ   | 1.000 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 291,963    |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|------------|
| NET AREA   | 1,300 | DETAIL ADJ | 0.867 | FOUNDATION      | 4  | CONT BSMT WALL | 1.00 | A | BMU | N | BSMT UNFINISHED | 248   |      | 63.15     | 15,661  | CONDITION ELEM | CD         |            |
| \$NLA(RCN) | \$225 | OVERALL    | 1.000 | EXT COVER       | 1  | WD SHINGLES    | 1.00 | B | AGR | N | ATT GARAGE      | 240   |      | 56.05     | 13,452  | EXTERIOR       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | + | BAS | L | BASE AREA       | 1,300 | 1935 | 192.08    | 249,710 | INTERIOR       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH SHINGLES  | 1.00 | E | WDK | N | WOOD DECK       | 288   |      | 38.40     | 11,059  | KITCHEN        |            |            |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.00 |   |     |   |                 |       |      |           |         | BATHS          |            |            |
|            |       |            |       | INT FINISH      | 1  | PLASTER        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         | ELECT          |            |            |
|            |       |            |       | FUEL SOURCE     | 99 | N/A            | 1.00 |   |     |   |                 |       |      |           |         |                |            |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | EFF.YR/AGE | 1956 / 66  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | COND       | 56 56 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | ECON       | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | DEPR       | 56 % GD 44 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                | RCNLD      | \$128,500  |