

Key: 4187

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.005

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
GALLERANI BRIAN P 232 TILDEN RD SCITUATE, MA 02066				34-17-17-G				232 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
GALLERANI BRIAN P				07/30/2010	QS	315,000		38789-19			
ROCHE CATHLEEN				08/31/2004	QS	350,000		28978-5			
FORD PATRICK & REBECCA				10/15/1996	QS	152,000		14718-27			

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	%	

LAND

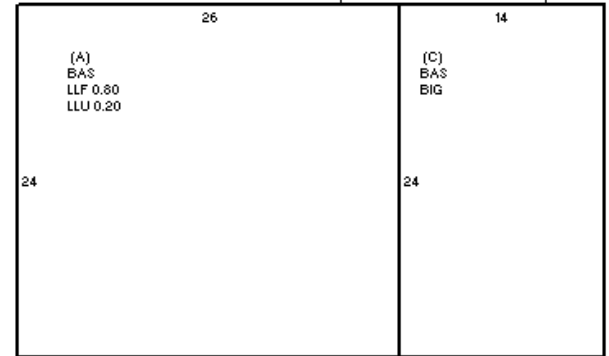
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,450	OS 1.00	100	1.00	440,000	3.43	100	1.00	R02	1.00	362,070

TOTAL	10,450 SF	ZONING	FRNT 148	ASSESSED		CURRENT		PREVIOUS	
Ngh	OCEANSIDE	N O T E	IN M39	LAND	362,100	329,200			
Infl1	FACTOR 100			BUILDING	233,400	207,600			
Infl2	PHY 100			DETACHED	0	0			
				OTHER	0	0			
				<b>TOTAL</b>	<b>595,500</b>	<b>536,800</b>			



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	2	1.00	RAISED 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	1963	SIZE ADJ	1.000
NET AREA	1,459	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,400	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	125		61.32	7,665
A	LLF	L	LOWER LEVEL FIN	499	1963	145.69	72,700
+	BAS	L	BASE AREA	960	1963	211.22	202,773
B	WDK	N	WOOD DECK	140		38.40	5,376
C	BIG	N	BUILT-IN GARAGE	336		49.48	16,625
	FPL	O	FIREPLACE	1		7,813.00	7,813

TOTAL RCN	315,352
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1985 / 37
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$233,400