

Key: 4236

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.027

LEGAL

LAND

DETACHED

BUILDING

INDING

CURRENT OWNER				PARCEL ID				LOCATION			
EICHER JOHN D 158 TILDEN RD SCITUATE, MA 02066				39-26-25-A				158 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
EICHER JOHN D				12/02/2020	QS	615,000	(131193)				
PASCARELLI LISA M				10/11/2013	QS	459,000	(119680)				
MCCREADY RICHARD C & JOAN				08/07/1986	QS	180,000	(73749)				

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	%
		6	CYCL GROWTH				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,250	OS 1.00	100	1.00	440,000	1.85	100	1.00	R02	1.00	378,100

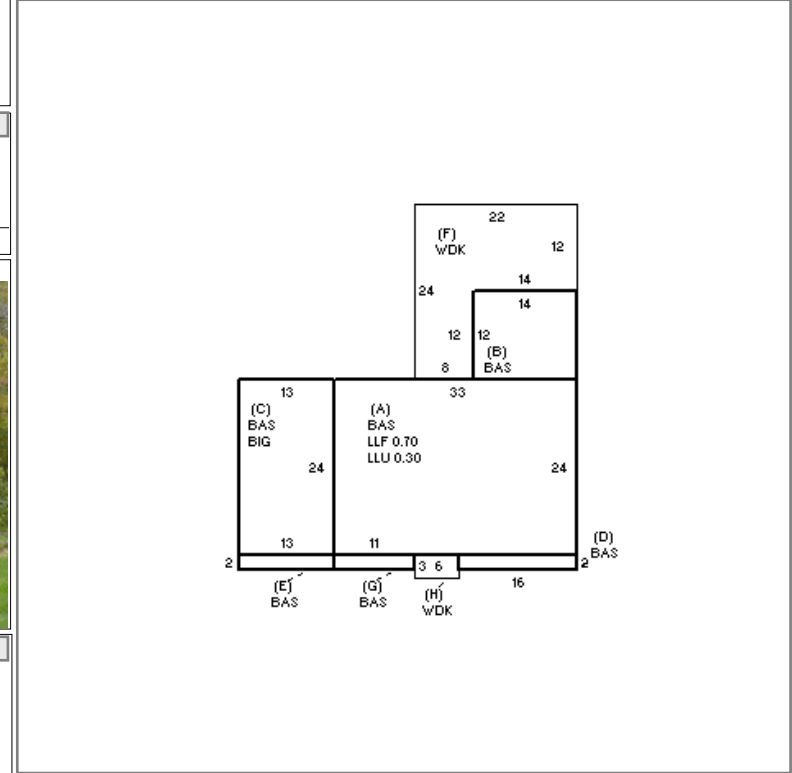
TOTAL	20,250 SF	ZONING	FRNT	327	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	378,100	343,700
Inf1	FACTOR 100		BUILDING	331,900	299,000		
Inf2	PHY 100		DETACHED	1,000	1,000		
			OTHER	0	0		
					TOTAL	711,000	643,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	12 X 8	96	14.95	1,000



BLDG COMMENTS
MLS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	JD
MODEL	1		RESIDENTIAL	LIST	7/22/2021	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/29/2020	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	1.000
NET AREA	1,906	DETAIL ADJ	1.020
\$NLA(RCN)	\$215	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	6	\$4,896	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLU	N	LOWER LEVEL UNF	238		58.93	14,025
EXT COVER	1	WD SHINGLES	1.00	A	LLF	L	LOWER LEVEL FIN	554	1968	140.00	77,562
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,352	1968	202.97	274,422
ROOF COVER	1	ASPH SHINGLES	1.00	C	BIG	N	BUILT-IN GARAGE	312		51.78	16,154
FLOOR COVER	34	COMB	1.00	+	WDK	N	WOOD DECK	378		38.40	14,515
INT FINISH	1	PLASTER	1.00	F21	O	FPL 2S 1OP		1		8,239.00	8,239
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								

TOTAL RCN	409,813
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2003 / 19
COND	18 18%
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$331,900