

Key: 4237

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.028

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CURRENT OWNER										PARCEL ID				LOCATION			
NOLAN ROBERT & SUZANNE 36 PARKWAY ROAD STONEHAM, MA 02180										39-26-30-0				146 TILDEN RD			
TRANSFER HISTORY										DOS	T	SALE PRICE		BK-PG (Cert)			
NOLAN ROBERT & SUZANNE										11/17/2022	QS	850,000 (134743)					
O'DONNELL NEIL F &										11/20/2018	QS	532,000 (108613)					
FROST BRUCE E II &										01/27/2006	F	415,000 (108613)					

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	%
22221C	08/10/2022	5	SPLIT/SUB/LA		06/05/2023	JD	100	100
22221C	08/10/2022	5	SPLIT/SUB/LA		06/05/2023	JD	100	100
22221C	08/10/2022	5	SPLIT/SUB/LA		06/05/2023	JD	100	100
11-477	07/26/2011	2	ADDITIONS	55,000	07/10/2014	MR	100	100
11-477	07/26/2011	2	ADDITIONS	55,000	07/27/2015	SJ	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	OS 1.00	100	1.00	100	1.00	440,000	1.00	100	1.00	R02 1.00	404,040
300	A	1,311	OS 1.00	100	1.00	100	1.00	9,900	1.00	W50	0.50	R02 1.00	12,980

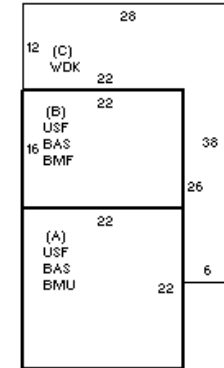
TOTAL	2.229 Acres		ZONING	FRNT	282	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE		N O T E	COMB. WITH 39-26-32, 39-26-30-B		LAND	417,000	379,500
Inf1	FACTOR 100			BUILDING	361,700	337,200		
Inf2	PHY 100			DETACHED	2,400	2,800		
				OTHER	0	0		
				TOTAL	781,100	719,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90	12X16	2009	192	13.62 2,400



BUILDING	CD	ADJ	DESC	MEASURE	7/20/2023	JD
MODEL	1		RESIDENTIAL	LIST	7/20/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/10/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	1947	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	415,709			
NET AREA	1,672	DETAIL ADJ	1.000	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	484		49.80	24,105	CONDITION ELEM	CD			
\$NLA(RCN)	\$249	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BAS	L	BASE AREA	484	1947	208.90	101,109	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	484	1947	189.98	91,948	INTERIOR	G			
				ROOF COVER	1	ASPH SHINGLES	1.00	B	BMF	N	BSMT FINISH-SEP	352		69.91	24,610	KITCHEN	V			
				FLOOR COVER	2	SOFTWOOD	1.00	B	BAS	L	BASE AREA	352	2012	208.90	73,534	BATHS	G			
				INT FINISH	1	PLASTER	1.00	B	USF	L	UPPER STORY FIN	352	2012	189.97	66,871	HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00	C	WDK	N	WOOD DECK	492		38.40	18,893	ELECT	U			
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239					
																		EFF.YR/AGE	2009 / 13	
																		COND	13 13%	
																		FUNC	0	
																		ECON	0	
																		DEPR	13 % GD 87	
																		RCNLD	\$361,700	