

Key: 4239

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.029

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
CHAMPA STEPHANIE 142 TILDEN RD SCITUATE, MA 02066				39-26-31-0				142 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHAMPA STEPHANIE				08/08/2016	QS	315,000	47291-96				
CALLAHAN TIMOTHY J				01/07/2009	U	235,000	36667-5				
PALLOTTA DAVID A JR				03/22/2004	Q	275,000	27773-323				

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	%
97-324	06/18/1997	3	ALTERATIONS				100	100
88-140	04/01/1988	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,890	OS 1.00	100	1.00	440,000	3.30	100	1.00	R02	1.00	362,900

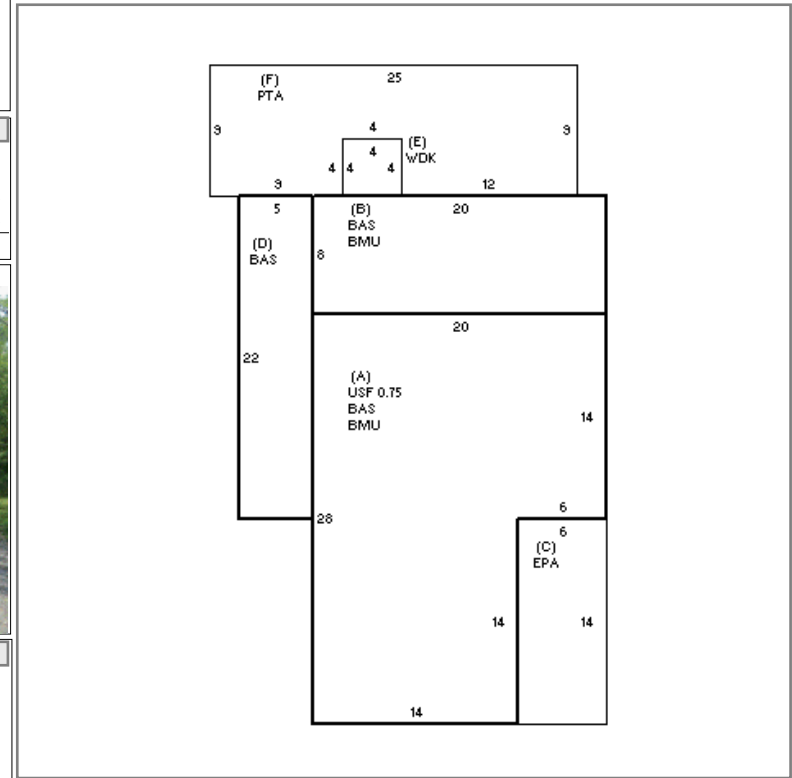
TOTAL	10,890 SF	ZONING		FRNT	59	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE		LAND	362,900	329,900		
Inf1	FACTOR 100		BUILDING	162,100	86,700			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	525,000	416,600		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	4/4/2011	ER
QUALITY	-	0.90	LOW +/- AVG - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1903	SIZE ADJ	1.000
NET AREA	1,103	DETAIL ADJ	1.100
\$NLA(RCN)	\$262	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
# 1/2 BATHS		0	1.00
TOT FIXTURES		3	\$2,376
# 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	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	636		49.37	31,400
A	USF	L	UPPER STORY FIN	357	1903	208.57	74,460
C	EPA	N	ENCLOSED PORCH	84		81.18	6,819
+	BAS	L	BASE AREA	746	1903	229.35	171,097
E	WDK	N	WOOD DECK	16		34.54	553
F	PTA	N	PATIO	209		13.41	2,803

TOTAL RCN	289,508
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1963 / 59
COND	44 44 %
FUNC	0
ECON	0
DEPR	44 % GD 56
RCNLD	\$162,100