

Key: 5156

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.901

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COPEMAN EMILY 35 TILDEN RD SCITUATE, MA 02066				45-17-2-0				35 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COPEMAN EMILY				06/09/2021	QS	775,000	55113-67				
KLOSTER ERIC &				09/09/2011	QS	329,000	40305-32				
LINBURN GEOFFREY & DEIDRE				07/22/1996	F	-100	14527-316				

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	%
18-705	10/09/2018	3	OTHERS	15,000	09/02/2021	JD	100	100
14-353	07/01/2014	3	ALTERATIONS	1,700	08/13/2019	JD	100	100
14-268	05/20/2014	3	ALTERATIONS	10,880	08/06/2015	SJ	100	100
					07/10/2014	MR	100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	10,891	HBR 1.00	100	1.00	100	1.00	616,000	3.30	100	1.00	R02 1.40	508,060

TOTAL	10,891 SF	ZONING		FRNT	89	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	508,100	428,900			
Inf1	FACTOR 100		BUILDING	364,200	324,000			
Inf2	PHY 100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	872,300	752,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2022	JD
MODEL	1		RESIDENTIAL	LIST	7/18/2022	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	8/12/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1876	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,494	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	836		49.80	41,636
\$NLA(RCN)	\$297	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	614	1876	238.40	146,375
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	255		38.40	9,792
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	880	1876	262.15	230,690
				FLOOR COVER	2	SOFTWOOD	1.00	E	OPA	N	OPEN PORCH	48		51.50	2,472
				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	1	OIL	1.00								

TOTAL RCN	444,100
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	V
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2004 / 18
COND	17 17 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$364,200

