

Key: 5161

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.906

LEGAL

LAND

DETACHED

BUILDING

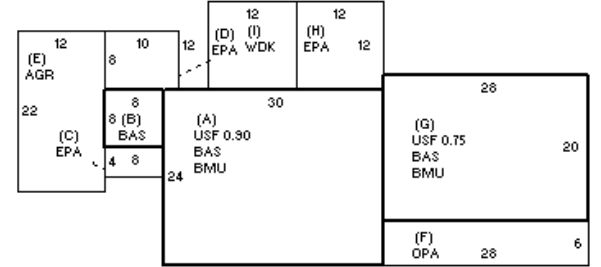
CURRENT OWNER				PARCEL ID				LOCATION			
FINNIE JEAN, LEACH DOROTHY H & LEACH JOHN CRAIG TRS				45-17-7-0				49-49A TILDEN RD			
49-49A TILDEN RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				FINNIE JEAN, LEACH DOROTHY				12/13/2019	F	10	52090-205
				FINNIE JEAN L &				05/18/1994	F	100	12886-303
				FINNIE ARTHUR S & JEAN L				10/25/1982	XX		5229-211

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04-735	11/05/2004	2	ADDITIONS	65,000	06/12/2005	SJ	100	100
96-107	04/16/1996	3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02		565,660
300	A	1,582	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02		43,850

TOTAL	2.500 Acres	ZONING	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	609,500	516,600
Infl1	FACTOR 100				BUILDING	484,900	437,500
Infl2	PHY 100				DETACHED	14,000	12,800
					OTHER	0	0
					TOTAL	1,108,400	966,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV 1.00 PH1		9,000	1.10	9,900
S/V	A	1.00	SV 1.00 PH1		2,100	1.10	2,300
S/V	A	1.00	SV 1.00 PH1		1,100	1.10	1,200
PH1	A	1.00	10 0.90		20	11.40	200
PH1	A	1.00	10 0.90		20	11.40	200
PH1	A	1.00	10 0.90		20	11.40	200



BUILDING	CD	ADJ	DESC	MEASURE	REVIEW
MODEL	1		RESIDENTIAL	LIST	
STYLE	4	1.10	CAPE [100%]	REVIEW	3/28/2011 ER
QUALITY	+	1.10	AVG +/GOOD - [100%]		
FRAME	1	1.00	WOOD FRAME [100%]		

BLDG COMMENTS

YEAR BLT	1941	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	702,721	
NET AREA	2,412	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,280		48.63	62,240	CONDITION ELEM	CD	
\$NLA(RCN)	\$291	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	648	1941	223.38	144,752	EXTERIOR		
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	784	1941	245.64	192,583	INTERIOR	
STORIES	1.75	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	EPA	N	ENCLOSED PORCH	256		99.22	25,400	KITCHEN			
ROOMS	9	1.00	FLOOR COVER	2	SOFTWOOD	1.00	E	AGR	N	ATT GARAGE	264		59.33	15,663	BATHS			
BEDROOMS	4	1.00	INT FINISH	1	PLASTER	1.00	F	OPA	N	OPEN PORCH	168		56.65	9,517	HEAT			
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	G	USF	L	BASE AREA	560	2005	245.64	137,558	ELECT			
# 1/2 BATHS	0	1.00	FUEL SOURCE	99	N/A	1.00	G	BAS	L	UPPER STORY FIN	420	2005	223.38	93,821				
TOT FIXTURES	6	\$6,040					I	WDK	N	WOOD DECK	144		42.24	6,083				
# UNITS	2	1.02					F21	O	FPL 2S 1OP		1		9,062.90	9,063				
																EFF.YR/AGE	1972 / 50	
																COND	31 31 %	
																FUNC	0	
																ECON	0	
																DEPR	31 % GD 69	
																RCNLD	\$484,900	