

Key: 5164

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.909

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KARPF JOSHUA S & MCCAULEY KERRY				45-17-11-B				65 TILDEN RD			
65 TILDEN RD				SCITUATE, MA 02066							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KARPF JOSHUA S & LIATSOS KENNA L & LEON				06/21/2016	QS	655,000	()				
GARIGLIA JOSEPH V & JENNI				06/30/2005	QS	650,000	()				
				09/26/1997	QS	235,500	15511-229				


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 %
23-375	05/02/2023	3	ALTERATIONS	52,000	08/01/2023	JD	100 100
21-289	03/26/2021	3	ALTERATIONS	29,000	08/04/2021	JD	100 100
		7	OTHERS		09/20/2006		100 100
04-418	07/02/2004	3	ALTERATIONS	8,000	07/08/2005	SJ	100 100

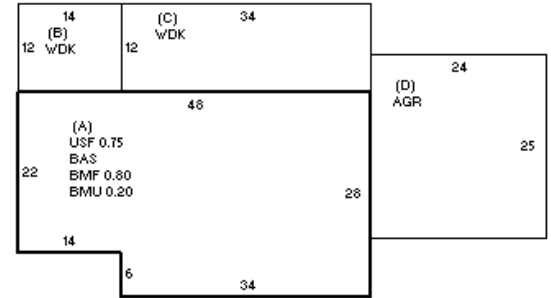
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	HBR 1.00	100	1.00	100	1.00	616,000	1.87	100	1.00	R02 1.40	528,830

DETACHED

TOTAL	20,000 SF	ZONING	FRNT	151	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE			LAND	528,800	446,400
Inf1	FACTOR 100		BUILDING	644,200	518,900		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
TOTAL						1,173,000	965,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/01/2023
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/7/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/1/2023	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	740,407
NET AREA	2,205	DETAIL ADJ	1.144	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	252		53.25	13,418	CONDITION ELEM	CD
\$NLA(RCN)	\$336	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	1,008		74.75	75,348	EXTERIOR	V
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,260	1983	272.02	342,749	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	A	USF	L	UPPER STORY FIN	945	1983	247.38	233,770	KITCHEN	V
				FLOOR COVER	13	COMB	1.00	+	WDK	N	WOOD DECK	576		46.08	26,542	BATHS	G
				INT FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	600		50.70	30,419	HEAT	A
				HEATING/COOLING	11	HW/COOL AIR	1.04	FPL	O	O	FIREPLACE	1		9,375.60	9,376	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
CAPACITY		UNITS	ADJ														
STORIES		1.75	1.00														
ROOMS		8	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
# 1/2 BATHS		1	1.00														
TOT FIXTURES		8	\$8,786														
# UNITS		1	1.00														
																EFF.YR/AGE	2009 / 13
																COND	13 13 %
																FUNC	0
																ECON	0
																DEPR	13 % GD 87
																RCNLD	\$644,200