

Key: 5165

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.910

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
SHEA TERENCE B & LORI M 71 TILDEN ROAD SCITUATE, MA 02066				45-17-11-A				71 TILDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SHEA TERENCE B & LORI M				06/28/1996	QS	213,000	14475-78					
KENNEDY PHILIP B & CHERYL				11/17/1989	QS	195,000	9466-188					
MCMATH JOSEPH M & JANET				09/08/1982	QS	75,000	5204-373					

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	%
07-055	02/02/2007	3	ALTERATIONS	18,000	07/18/2007	SJ	100	100
01-522	09/18/2001	2	ADDITIONS				100	100
00-126	04/10/2000	3	ALTERATIONS				100	100
91-402	08/06/1991	3	ALTERATIONS				100	100

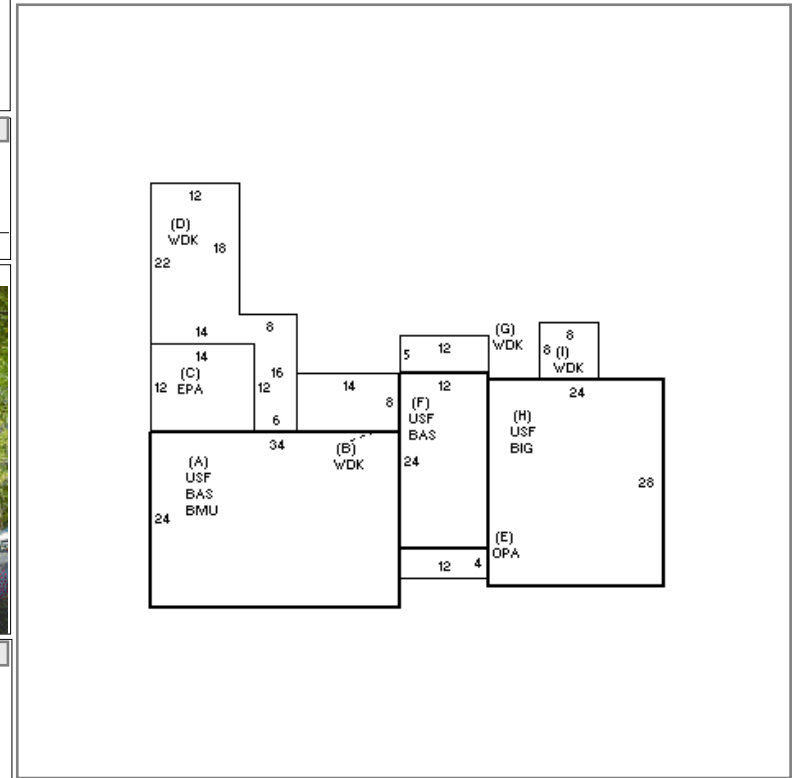
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	HBR 1.00	100	1.00	616,000	1.87	100	1.00	R02	1.40	528,830

TOTAL	20,000 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	528,800	446,400		
Inf1	FACTOR 100		BUILDING	539,700	507,600		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	1,068,500	954,000		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/5/2014	SJ
MODEL	1		RESIDENTIAL	LIST	10/5/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/28/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,880	DETAIL ADJ	1.020
\$NLA(RCN)	\$250	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
# 1/2 BATHS	1	1.00	
TOT FIXTURES	11	\$9,874	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	13	COMB	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
+	USF	L	UPPER STORY FIN	1,776	1980	194.01	344,560
+	WDK	N	WOOD DECK	604		42.24	25,513
C	EPA	N	ENCLOSED PORCH	168		99.22	16,669
E	OPA	N	OPEN PORCH	48		56.65	2,719
+	BAS	L	BASE AREA	1,104	1980	213.34	235,527
H	BIG	N	BUILT-IN GARAGE	672		46.31	31,122
F	FPL	O	FIREPLACE	1		8,594.30	8,594

TOTAL RCN	719,622
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1990 / 32
COND	25 25%
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$539,700