

Key: 5172

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.917

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCNAUGHT PATRICK F TR & KATHERINE C TR				45-1-3-0				87 TILDEN RD			
87 TILDEN RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				MCNAUGHT PATRICK F TR & MCNAUGHT PATRICK & KATHER				05/14/2021	F	100	54978-141
				MOTA DAWN				08/30/2018	QS	505,727	50236-68
								07/11/2013	QS	421,500	43330-199

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 %
94-429	09/05/1994	3	ALTERATIONS				100 100
92-267	04/08/1992	3	ALTERATIONS				100 100
92-221	03/25/1992	2	ADDITIONS				100 100
SS2012		5	SPLIT/SUB/LA				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	OS 1.00	100	1.00	440,000	1.00	100	1.00	R02	1.00	404,040
300	A	0.058	OS 1.00	100	1.00	19,800	1.00	100	1.00	R02	1.00	1,150

TOTAL	42,543 SF	ZONING	FRNT	101	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	405,200	368,400
Inf1	FACTOR 100		BUILDING	407,200	362,200		
Inf2	PHY 100		DETACHED	600	600		
			OTHER	0	0		
			TOTAL	813,000	731,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70	1992	50	17.03	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/7/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/7/2009	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	9/10/2019	JD
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1750	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,073	DETAIL ADJ	1.173	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	747		56.87	42,481
\$NLA(RCN)	\$289	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	747	1750	234.98	175,533
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,326	1750	258.40	342,632
				ROOF COVER	5	SLATE	1.00	D	WDK	N	WOOD DECK	260		42.24	10,982
				FLOOR COVER	2	SOFTWOOD	1.00	F22	O	FPL	2S 2OP	1		12,435.50	12,436
				INT FINISH	1	PLASTER	1.00	FPL	O	FIREPLACE	1		8,594.30	8,594	
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	598,851
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1971 / 51
COND	32 32 %
FUNC	0
ECON	0
DEPR	32 % GD 68
RCNLD	\$407,200

