

Key: 5173

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.918

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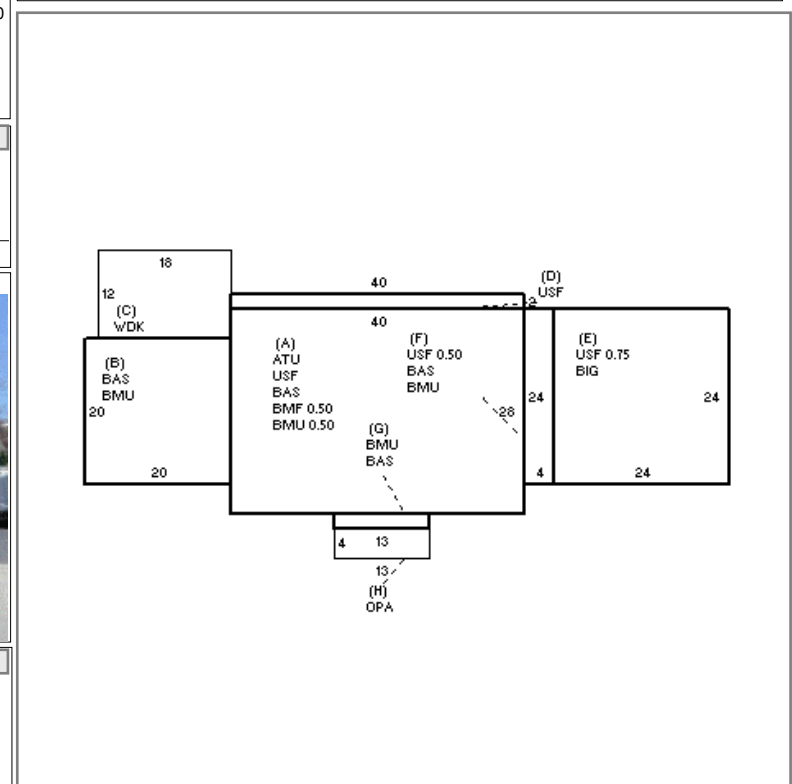
CURRENT OWNER				PARCEL ID				LOCATION				
ORLANDELLA ADAM & KRISTEN 89 TILDEN RD SCITUATE, MA 02066				45-1-3-A				89 TILDEN RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
ORLANDELLA ADAM & KRISTEN				06/15/2015	QS	845,000	(121973)					
BARRETT RYAN M &				06/14/2011	QS	767,500	(116132)					
WELBY BUILDERS, LLC				07/15/2010	O	284,000	(114907)					
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	0.256	OS 1.00	100	1.00	19,800	1.00	100	1.00	R02	1.00	5,070

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	%
21-242	03/16/2021	2	ADDITIONS	110,000	05/12/2021	JD	100	100
17-58	02/07/2018	3	ALTERATIONS	34,000	08/23/2018	JD	100	100
17-314	05/25/2017	3	ALTERATIONS	2,500	08/13/2019	JD	100	5
17-314	05/25/2017	3	ALTERATIONS	2,500	07/26/2017	SJ	100	5
17-314	05/25/2017	3	ALTERATIONS	2,500	08/23/2018	JD	100	5

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TOTAL	1.174 Acres	ZONING	FRNT	217	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	N O T E			LAND	409,100	372,200
Inf1	FACTOR 100		LAND	980,800	853,200		
Inf2	PHY 100		DETACHED	60,600	57,900		
			OTHER	0	0		
<b>TOTAL</b>					<b>1,450,500</b>	<b>1,283,300</b>	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.50	10 0.90	32X15	2017	480 56.81	24,500
PTD	V	1.50	10 0.90		2017	950 10.23	8,700
PLH	V	1.50	10 0.90	33 X17	2021	561 54.36	27,400



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BUILDING	CD	ADJ	DESC	MEASURE	5/12/2021	JD
MODEL	1		RESIDENTIAL	LIST	5/12/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/23/2018	JD
QUALITY	V	1.40	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS  
EXTRA SINK-POOL HOUSE

YEAR BLT	2011	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,102,052		
NET AREA	3,322	DETAIL ADJ	1.040	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,082		58.64	63,454	CONDITION ELEM	CD		
\$NLA(RCN)	\$332	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	BMF	N	BSMT FINISH-SEP	560		82.33	46,103	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.00	A	ATU	N	ATTIC UNF	1,120		51.80	58,016	INTERIOR	A		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	216		53.76	11,612	KITCHEN	A		
				FLOOR COVER	12	COMB	1.00	+	USF	L	UPPER STORY FIN	1,680	2011	247.30	415,457	BATHS	A		
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	576		62.09	35,764	HEAT	A		
				HEATING/COOLING	11	HW/COOL AIR	1.04	+	BAS	L	BASE AREA	1,642	2011	271.94	446,517	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	H	OPA	N	OPEN PORCH	52		72.10	3,749				
												GEN	O	GENERATOR	1		0.00		
												GFP	O	GAS FIREPLACE	1		7,778.40	7,778	
												ODS	O	OUT DOOR SHOWER	1		1,953.00	1,953	
												EFF.YR/AGE		2011 / 11					
												COND	11 11 %						
												FUNC	0						
												ECON	0						
												DEPR	11 % GD		89				
												RCNLD				\$980,800			