

Key: 5174

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.919

LEG
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LAND

CURRENT OWNER		PARCEL ID				LOCATION					
MASTROGIACOMO STEVEN M & KATHLEEN 103 TILDEN RD SCITUATE, MA 02066		45-1-16-0				103 TILDEN RD					
		TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
		MASTROGIACOMO STEVEN M & FISCUS BARRY R & ALICIA A				05/01/2017	QS	772,500	48373-149		
				ROSS WILLIAM A & JOAN E				04/30/2010	QS	460,000	38483-331
								01/01/1961	QS		2783-333

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	%
21-120	02/09/2021	3	ALTERATIONS	19,000	08/04/2021	JD	100	100
		7	OTHERS		07/02/2018	JD	100	100
13-360	06/12/2013	2	ADDITIONS	34,850	07/10/2014	MR	100	100
12-260	05/07/2012	3	ALTERATIONS	7,000	08/22/2012	SJ	100	100
11-442	07/25/2011	3	ALTERATIONS	5,500	08/22/2012	SJ	100	100

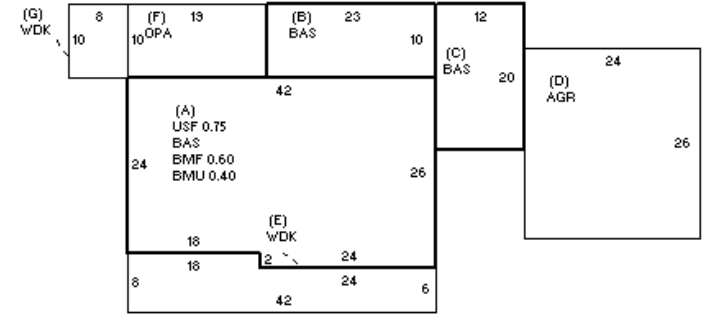
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,150	OS	1.00	100	1.00	100	1.00	R02	1.00		377,940

TOTAL	20,150 SF	ZONING	FRNT	262	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE			LAND	377,900	343,600
Infl1	FACTOR 100		BUILDING	683,300	608,200		
Infl2	PHY 100		DETACHED	25,200	23,900		
			OTHER	0	0		
			TOTAL	1,086,400	975,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	G	1.20	10 0.90	16X36	2013	576	43.52	22,600
SHF	G	1.20	10 0.90	16X12		192	14.86	2,600



BUILDING	CD	ADJ	DESC	MEASURE	3/2/2022	JD
MODEL	1		RESIDENTIAL	LIST	3/2/2022	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	8/4/2021	JD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1959	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	759,173				
NET AREA	2,318	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	422		55.72	23,515	CONDITION ELEM	CD				
\$NLA(RCN)	\$328	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	BMF	N	BSMT FINISH-SEP	634		78.23	49,595	EXTERIOR	V				
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	792	1959	242.91	192,386	INTERIOR	V				
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,526	1959	267.11	407,617	KITCHEN	V				
				FLOOR COVER	14	COMB	1.00	D	AGR	N	ATT GARAGE	624		50.27	31,370	BATHS	V				
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	368		46.08	16,957	HEAT	U				
				HEATING/COOLING	9	WARM/COOL AIR	1.03	F	OPA	N	OPEN PORCH	190		61.80	11,742	ELECT	U				
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,886.80	9,887						
									HTB	O	HOT TUB	1		4,138.80	4,139						
CAPACITY		UNITS	ADJ															EFF.YR/AGE	2012 / 10		
STORIES		1.75	1.00															COND	10 10%		
ROOMS		8	1.00															FUNC	0		
BEDROOMS		4	1.00															ECON	0		
BATHROOMS		3	1.00															DEPR	10	% GD	90
# 1/2 BATHS		1	1.00															RCNLD	\$683,300		
TOT FIXTURES		11	\$11,964																		
# UNITS		1	1.00																		