Key: 5186

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4,931

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
NELSON SHANNON & BENZ PHILIP **111 TILDEN RD** **SCITUATE, MA 02066**	**45-1-4-A**	**111 TILDEN RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
NELSON SHANNON & BENZ PHI	08/31/2020	QS	665,000	53346-131
COSCIA KATHRYN ANN TRS	09/07/2005	F	-100	31286-328
COSCIA KATHRYN ANN TRS	05/22/1990	QS		9761-102

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

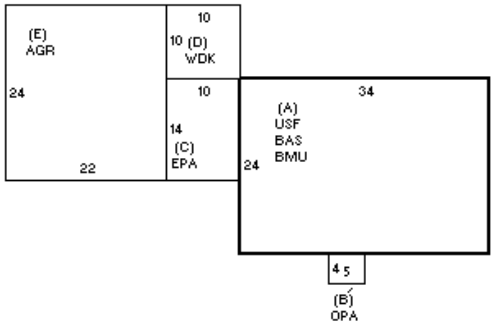
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
21-591	06/08/2021	3	ALTERATIONS	10,540	07/18/2022	JD	100	100
06-348	06/14/2006	3	ALTERATIONS	650	07/17/2007	SJ	100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,600	OS 1.00	100 1.00	100 1.00	440,000	1.82	100 1.00	R02 1.00			378,600

TOTAL	20,600 SF	ZONING		FRNT	120
Ngh	OCEANSIDE	NOTE	WAS 117 TILDEN		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	378,600	344,200
BUILDING	325,000	300,600
DETACHED	0	0
OTHER	0	0
TOTAL	**703,600**	**644,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/18/2022

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/18/2022	JD
LIST	7/18/2022	EST
REVIEW	2/7/2021	JD

BLDG COMMENTS

MLS

YEAR BLT	1963	SIZE ADJ	1.000
NET AREA	1,632	DETAIL ADJ	1.020
$NLA(RCN)	$289	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	6	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	34	COMB	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		55.20	45,044
A	BAS	L	BASE AREA	816	1963	235.57	192,226
A	USF	L	UPPER STORY FIN	816	1963	214.23	174,810
B	OPA	N	OPEN PORCH	20		56.65	1,133
C	EPA	N	ENCLOSED PORCH	140		99.22	13,891
D	WDK	N	WOOD DECK	100		42.24	4,224
E	AGR	N	ATT GARAGE	528		47.88	25,280
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	471,056

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1972 / 50		
COND	31	31 %	
FUNC	0		
ECON	0		
DEPR	31	% GD	69
RCNLD			$325,000