

Key: 5189

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.934

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BEAUREGARD FRANCIS & SUSAN M 118 TILDEN RD SCITUATE, MA 02066				45-2-1-B				118 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BEAUREGARD FRANCIS & SUSAN				08/28/2009	QS	320,000		37666-.271			
WHITCOMB MARY A				01/01/1959	QS	2659-29					

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	%
14-073	02/28/2014	3	ALTERATIONS	4,000	07/10/2014	MR	100	100
13-357	06/11/2013	3	ALTERATIONS	5,200	07/10/2014	MR	100	100
12-268	05/08/2012	3	ALTERATIONS	10,500	08/22/2012	SJ	100	100

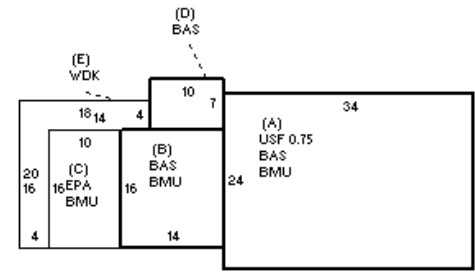
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	31,500	OS 1.00	100	1.00	100	1.00	440,000	1.24	100	1.00	R02 1.00	393,340

TOTAL	31,500 SF	ZONING	FRNT	131	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	393,300	357,600		
Inf1	FACTOR 100		BUILDING	187,500	175,200		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
			TOTAL	580,800	532,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/22/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	7/15/2014	TD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1958	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	468,868
NET AREA	1,722	DETAIL ADJ	1.100	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,200		44.92	53,905		
\$NLA(RCN)	\$272	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	612	1958	207.50	126,988		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	160		90.20	14,432		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,110	1958	228.17	253,269		
				FLOOR COVER	14	COMB	1.00	E	WDK	N	WOOD DECK	136		38.40	5,222		
				INT FINISH	1	PLASTER	1.00		BMG	O	BSMT GARAGE	1		2,491.00	2,491		
				HEATING/COOLING	1	FORCED AIR	1.00		F11	O	FPL 1S 10P	1		7,281.00	7,281		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1954 / 68
																COND	60 60 %
																FUNC	0
																ECON	0
																DEPR	60 % GD 40
																RCNLD	\$187,500