

Key: 5192

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.936

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KILDUFF KEVIN T TR 108 TILDEN RD SCITUATE, MA 02066				45-2-2-0				108 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KILDUFF KEVIN T TR				09/22/2020	F	100	53482-92				
KILDUFF THOMAS M				09/07/2010	F	1	38943-51				
KILDUFF THOMAS M AND DEBO				11/15/1995	F		13960-46				

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 %
09-180		7	OTHERS		05/23/2023	JD	100 100
96-548	05/12/2009	7	OTHERS		08/10/2021	JD	100 100
94-374	11/07/1996	3	ALTERATIONS	6,000	08/04/2009	SJ	100 100
	08/08/1994	3	ALTERATIONS				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	1,682	OS 1.00	100	1.00	19,800	1.00	100	1.00	R02	1.00	33,300

TOTAL	2.600 Acres		ZONING	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE		N O T E C/W 3,			LAND	437,300	399,300
Inf1	FACTOR 100			LAND BUILDING	283,300	157,900		
Inf2	PHY 100			DETACHED	8,500	7,300		
				OTHER	0	0		
				TOTAL	729,100	564,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	A	1.00	70 0.30 40X18		720	32.88	7,100
SHF	A	1.00	30 0.70 16 X 10	2020	160	12.89	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/28/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	505,880
NET AREA	1,810	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	880		49.00	43,124		
\$NLA(RCN)	\$279	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	880	1890	228.54	201,115		
				ROOF SHAPE	2	HIP	1.00	B	OPA	N	OPEN PORCH	240		51.50	12,360		
				ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	930	1890	251.31	233,719		
				FLOOR COVER	2	SOFTWOOD	1.00	D	WDK	N	WOOD DECK	286		38.40	10,982		
				INT FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		1,642.00	1,642		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
																CONDITION ELEM	CD
																EXTERIOR	F
																INTERIOR	F
																KITCHEN	F
																BATHS	F
																HEAT	A
																ELECT	A
																EFF.YR/AGE	1963 / 59
																COND	44 44 %
																FUNC	0
																ECON	0
																DEPR	44 % GD 56
																RCNLD	\$283,300

