

Key: 5195

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.939

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
DONEHUE CHRISTINE E & CAPPABIANCA MARCO		45-2-5-0		88 TILDEN RD	
88 TILDEN RD SCITUATE, MA 02066		TRANSFER HISTORY		DOS	T
CD	T	AC/SF/UN	Ngh	Inf1	Inf2
100	S	40,000	OS 1.00	100	1.00
300	A	0.092	OS 1.00	100	1.00
ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT
440,000	1.00	100	1.00	R02	1.00
19,800	1.00	100	1.00	R02	1.00
					ADJ VALUE
					404,040
					1,820

LAND

TOTAL	1.010 Acres	ZONING	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE	LAND	405,900	369,100		
Inf1	FACTOR 100		BUILDING	781,200	704,200		
Inf2	PHY 100		DETACHED	26,000	24,700		
			OTHER	0	0		
		TOTAL		1,213,100	1,098,000		

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	V	1.50	10 0.90	24 X 24	2000	576	49.32
SHF	A	1.00	30 0.70			30	17.03
							25,600
							400



BLDG COMMENTS
FY12 FR- CAPE TO ANTIQUE
xtra shower

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/22/2012	SJ
MODEL	1		RESIDENTIAL	LIST	8/22/2012	EST
STYLE	19	1.15	ANTIQUE [100%]	REVIEW	7/15/2014	TD
QUALITY	G	1.20	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	1836	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,055,692		
NET AREA	3,568	DETAIL ADJ	1.184	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	2,131		47.99	102,275	CONDITION ELEM CD			
\$NLA(RCN)	\$296	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	468	1836	170.10	79,606	EXTERIOR			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,032	1836	263.27	271,690	INTERIOR			
				ROOF COVER	2	WOOD SHINGLES	1.01	C	OPA	N	OPEN PORCH	96		61.80	5,933	KITCHEN			
				FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	734		46.08	33,823	BATHS			
				INT FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	612	2002	239.41	146,520	HEAT			
				HEATING/COOLING	2	HOT WATER	1.02	+	BAS	L	BASE AREA	1,456	2002	263.26	383,314	ELECT			
				FUEL SOURCE	99	N/A	1.00		F24	O	FPL 2S 4OP	1		22,302.00	22,302				
CAPACITY		UNITS	ADJ															TOTAL RCN	1,055,692
STORIES		1.5	1.00															COND	26 26 %
ROOMS		10	1.00															FUNC	0
BEDROOMS		4	1.00															ECON	0
BATHROOMS		2	1.00															DEPR	26 % GD 74
# 1/2 BATHS		1	1.00															RCNLD	\$781,200
TOT FIXTURES		9	\$10,230																
# UNITS		1	1.00																

