

Key: 5197

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4.941

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HALL BARRY D & JEANNE COELHO-HALL TRS 78 TILDEN RD SCITUATE, MA 02066				45-2-7-0				78 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HALL BARRY D & JEANNE COELHO-HALL TRS				07/10/2019	F	51345-344	1				
HALL BARRY & JEANNE C				01/01/1979	QS	4486-212					
WHALEY JOAN				01/01/1974	XX	3946-603					

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	%
07-440	08/02/2007	7	OTHERS		05/23/2023	JD	100	100
94-283	06/27/1994	3	ALTERATIONS	5,000	08/02/2007	SJ	100	100
		3	ALTERATIONS				100	100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,330	OS	1.00	100	440,000	2.03	100	1.00	R02	1.00	375,270

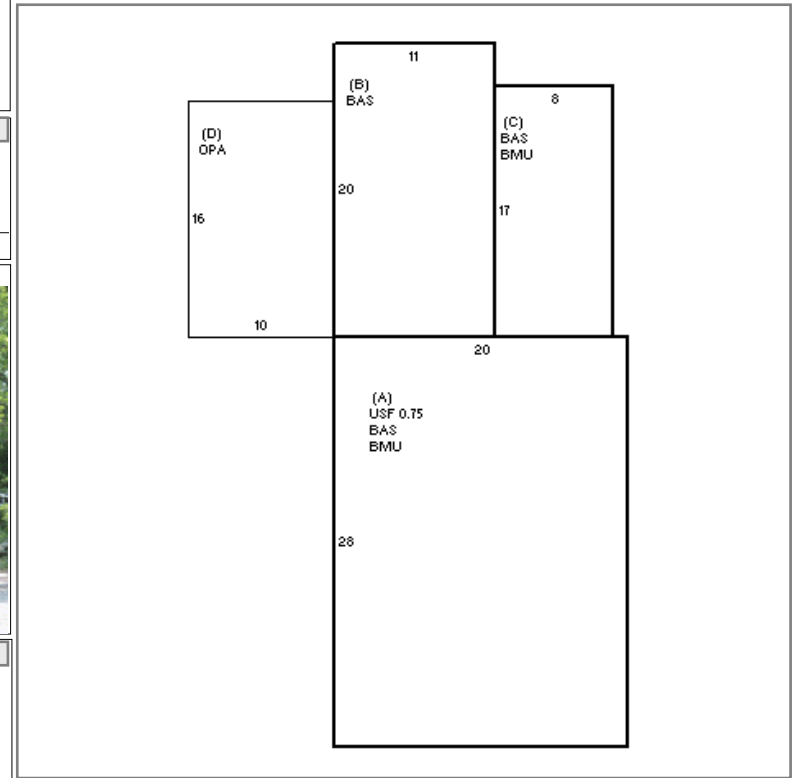
TOTAL	18,330 SF	ZONING		FRNT	314	ASSESSED	CURRENT	PREVIOUS
Ngh	OCEANSIDE	NOTE				LAND	375,300	341,200
Inf1	FACTOR 100		LAND	237,300	128,100			
Inf2	PHY 100		DETACHED	6,100	5,300			
			OTHER	0	0			
						TOTAL	618,700	474,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	-	0.90	70 0.30 18X16		288	49.28	4,300
SHF	A	1.00	40 0.60 14X12	1995	168	12.75	1,300
SHF	A	1.00	40 0.60 8X6		48	17.03	500



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	1848	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	409,084				
NET AREA	1,336	DETAIL ADJ	1.236	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	696		53.05	36,920	CONDITION ELEM	CD				
\$NLA(RCN)	\$306	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	420	1848	247.13	103,794	EXTERIOR	A				
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	916	1848	271.75	248,925	INTERIOR	F				
				ROOF COVER	2	WOOD SHINGLES	1.01	D	OPA	N	OPEN PORCH	160		51.50	8,240	KITCHEN	F				
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		8,239.00	8,239	BATHS	F				
				INT FINISH	1	PLASTER	1.00		GEN	O	GENERATOR	1		0.00		HEAT	A				
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A				
				FUEL SOURCE	2	GAS	1.00														
																		EFF.YR/AGE	1965 / 57		
																		COND	42 42 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	42	% GD	58
																		RCNLD	\$237,300		