

Key: 5430

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.161

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALKER DWIGHT W S/O WALKER DWIGHT W & BONNIE L 74 TILDEN RD SCITUATE, MA 02066				45-16-25-0				74 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALKER DWIGHT W & BONNIE				04/24/2023	F	1	57850-19				
WALKER DWIGHT W				08/24/2017	F	1	48836-143				
WALKER DWIGHT W & CAROL M				08/18/1994	QS	263,500	13090-287				

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 %
03-087	03/11/2003	3	ALTERATIONS				100 100
		2	ADDITIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	HBR 1.00	100	1.00	616,000	1.00	100	1.00	R02	1.40	565,660
300	A	0.352	HBR 1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40	9,760

TOTAL	1.270 Acres		ZONING	FRNT	473	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR		NOTE			LAND	575,400	486,200
Inf1	FACTOR 100			BUILDING	230,700	216,800		
Inf2	PHY 100			DETACHED	9,300	8,800		
				OTHER	0	0		
						TOTAL	815,400	711,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	L	0.80	60 0.40		944	24.00	9,100
SHF	A	1.00	30 0.70		20	17.03	200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2009	PL
MODEL	1		RESIDENTIAL	LIST	7/13/2009	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	ER
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1843	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,187	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	564		63.31	35,705
\$NLA(RCN)	\$293	OVERALL	1.000	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	846	1843	242.88	205,473
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,341	1843	267.08	358,149
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	401		56.65	22,717
				FLOOR COVER	2	SOFTWOOD	1.00		F21	O	FPL 2S 1OP	1		9,062.90	9,063
				INT FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	99	N/A	1.00								

TOTAL RCN	640,802
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1952 / 70
COND	64 64 %
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$230,700

