

Key: 5435

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.166

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
CAMARA DAVID L & ROBERTA L				45-16-27-0				58 TILDEN RD				
S/O CAMARA DAVID L & ROBERTA L				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
52 TILDEN RD				CAMARA DAVID L & ROBERTA				02/07/2023	V	1	57658-N/A	
SCITUATE, MA 02066				CAMARA DAVID L & ROBERTA				07/11/2013	F	1	43329-348	
				MAIN STREET REAL ESTATE,				05/01/2009	F	1	37144-172	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	OTHERS		05/23/2023	JD	100	100

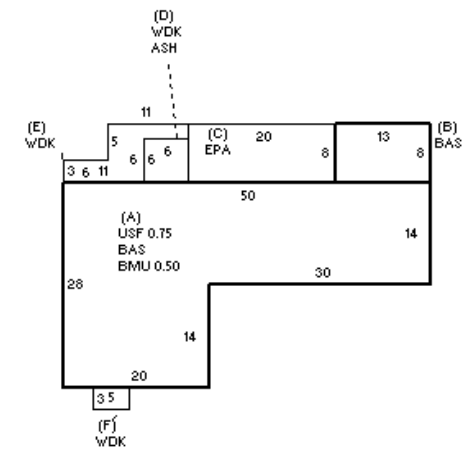
LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	HBR 1.00	100	1.00	100	1.00	616,000	1.00	100	1.00	R02 1.40	565,660
300	A	0.572	HBR 1.00	100	1.00	100	1.00	27,720	1.00	100	1.00	R02 1.40	15,860

TOTAL	1.490 Acres	ZONING	FRNT	111	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	581,500	490,200		
Infl1	FACTOR 100		BUILDING	282,400	156,800		
Infl2	PHY 100		DETACHED	1,400	1,800		
			OTHER	0	0		
			TOTAL	865,300	648,800		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	60 0.40 33X9		297	11.48	1,400	05/23/2023



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	JD
MODEL	1		RESIDENTIAL	LIST	5/23/2023	EST
STYLE	7	1.20	CONVENTIONAL [100%]	REVIEW	3/25/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1850	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	504,369		
NET AREA	1,819	DETAIL ADJ	1.224	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	490		61.17	29,974	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	USF	L	UPPER STORY FIN	735	1850	228.54	167,977	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,084	1850	251.31	272,421	INTERIOR	F		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	EPA	N	ENCLOSED PORCH	160		90.20	14,432	KITCHEN	F		
				FLOOR COVER	2	SOFTWOOD	1.00	D	ASH	N	ATT SHED	36		22.36	805	BATHS	F		
				INT FINISH	1	PLASTER	1.00	+	WDK	N	WOOD DECK	121		38.40	4,646	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	1		8,239.00	8,239	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
																		EFF.YR/AGE	1963 / 59
																		COND	44 44 %
																		FUNC	0
																		ECON	0
																		DEPR	44 % GD 56
																		RCNLD	\$282,400