Key: 5440

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,171

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHIN LOUIS & VICTORIA **42 TILDEN RD** **SCITUATE, MA 02066**	**45-16-29-0**	**42 TILDEN RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHIN LOUIS & VICTORIA	03/21/2013	F	1	42827-106
CHIN LOUIS & VICTORIA L	03/06/2008	F	1	35691-184
CHIN LOUIS & VICTORIA L	11/23/1982	QS	80,000	5248-306

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

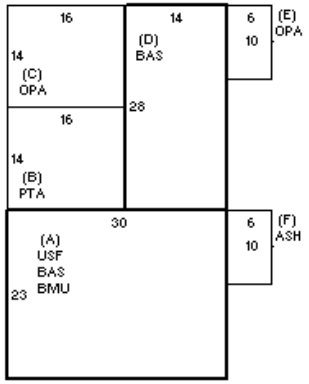
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	0.082	HBR	1.00	100	1.00	100	1.00	27,720	1.00	100	1.00	R02	1.40			2,270

TOTAL	43,560 SF	ZONING		FRNT	0
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	567,900	479,500
BUILDING	265,100	246,700
DETACHED	6,100	5,500
OTHER	0	0
TOTAL	**839,100**	**731,700**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
S/V	A	1.00	SV	1.00	CTA		5,500	1.10	6,100

PHOTO 10/28/2003

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	G	1.20	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/14/2010	PL
LIST	10/14/2010	EST
REVIEW	3/25/2011	ER

BLDG COMMENTS

FY12 STYLE CHANGE FROM COL TO CONV PER FIELD REVIEW.

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	1,772	DETAIL ADJ	1.200
$NLA(RCN)	$340	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	2	1.00
TOT FIXTURES	7	$8,064
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	690		63.86	44,062
A	USF	L	UPPER STORY FIN	690	1930	270.25	186,473
B	PTA	N	PATIO	224		17.88	4,006
+	OPA	N	OPEN PORCH	284		61.80	17,551
+	BAS	L	BASE AREA	1,082	1930	297.18	321,546
F	ASH	N	ATT SHED	60		26.82	1,609
	F21	O	FPL 2S 1OP	1		9,886.80	9,887
	FPL	O	FIREPLACE	1		9,375.60	9,376

TOTAL RCN	602,573
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1956 / 66	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$265,100