

Key: 5446

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.176

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION					
D'ARCANGELO DOMENIC L TR & MARY C TR				45-16-31-A				34 TILDEN RD					
34 TILDEN RD				SCITUATE, MA 02066				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
				D'ARCANGELO DOMENIC L TR		09/03/2021	F	1	55598-223				
				D'ARCANGELO DOMENIC & MAR		12/09/2016	H	270,000	47857-104				
				MCDERMOTT WILLIAM R		10/30/1980	QS		4903-46				

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	%
18-376	06/13/2018	3	ALTERATIONS	25,000	07/27/2018	JD	100	0
18-376	06/13/2018	3	ALTERATIONS	25,000	08/13/2019	JD	100	100
17-104	03/08/2017	2	ADDITIONS	95,000	07/28/2017	SJ	100	20
17-104	03/08/2017	2	ADDITIONS	95,000	07/27/2018	JD	100	100

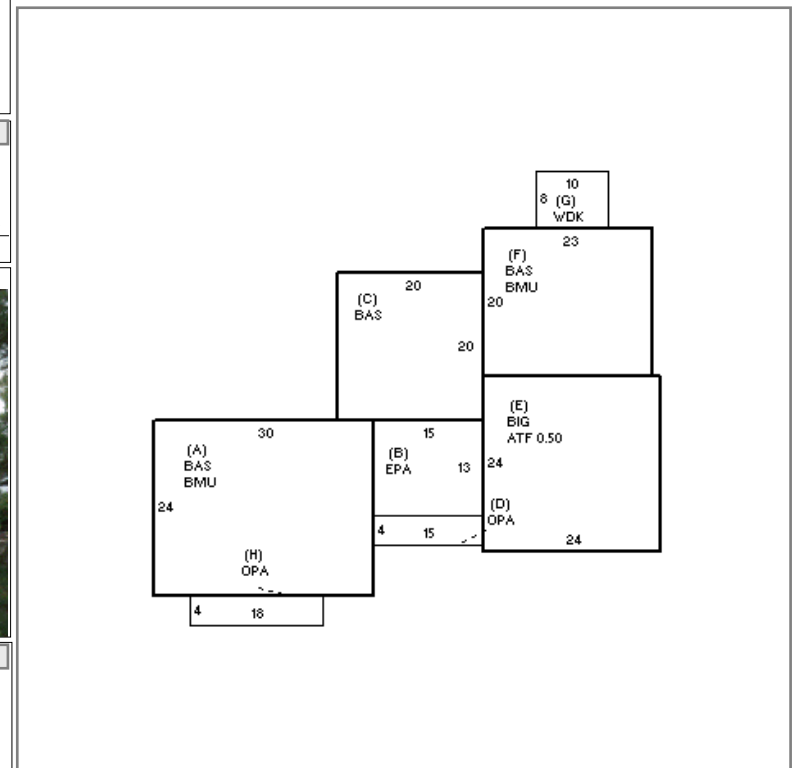
LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	26,450	HBR 1.00	100	1.00	100	1.00	616,000	1.45	100	1.00	R02 1.40	541,420

TOTAL	26,450 SF	ZONING	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE	LAND	541,400	457,100		
Inf1	FACTOR 100		BUILDING	341,900	304,000		
Inf2	PHY 100		DETACHED	17,500	16,800		
			OTHER	0	0		
			TOTAL	900,800	777,900		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 12 X 8		96	14.95	700
OPA	G	1.20	10 0.90 14 X 12		168	35.82	5,400
IPV	G	1.20	10 0.90 20 X 12		240	52.92	11,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/27/2018	JD
MODEL	1		RESIDENTIAL	LIST	7/27/2018	JD
STYLE	1	0.85	RANCH [100%]	REVIEW	8/13/2019	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1961	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	427,399
NET AREA	1,868	DETAIL ADJ	0.875	FOUNDATION	4	CONT BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	1,180		45.09	53,205	CONDITION ELEM	CD
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	195		90.20	17,589	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,580	1961	178.55	282,105	INTERIOR	G
				ROOF COVER	1	ASPH SHINGLES	1.00	+	OPA	N	OPEN PORCH	132		51.50	6,798	KITCHEN	G
				FLOOR COVER	34	COMB	1.00	E	ATF	L	ATTIC FINISH	288	1961	115.36	33,224	BATHS	G
				INT FINISH	1	PLASTER	1.00	E	BIG	N	BUILT-IN GARAGE	576		37.31	21,493	HEAT	U
				HEATING/COOLING	9	WARM/COOL AIR	1.03	G	WDK	N	WOOD DECK	80		38.40	3,072	ELECT	U
				FUEL SOURCE	2	GAS	1.00		FPL	O	FIREPLACE	1		7,813.00	7,813		
									GEN	O	GENERATOR	1		0.00			
																EFF.YR/AGE	2002 / 20
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$341,900