

Key: 5907

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.632

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HARRIS SHAWN PO BOX 395 SCITUATE, MA 02066				49-2-22-F				27 TILDEN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HARRIS SHAWN				09/27/2004	H	285,000	29138-113				
ODEA BRIAN M & LINDA K				07/13/1992	QS	120,000	11113-182				
PATTERSON JAMES E				08/05/1986	XX		7003-48				

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	%
		7	OTHERS		08/21/2023	JD	100	100

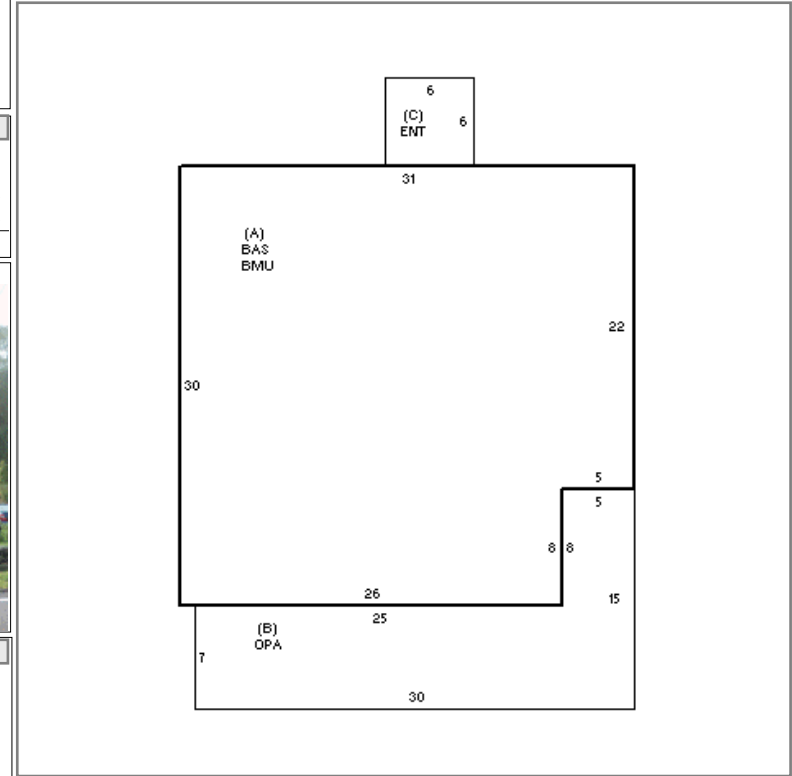
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,220	HBR 1.00	100	1.00	616,000	2.57	100	1.00	R02	1.40	516,280

TOTAL	14,220 SF	ZONING	FRNT 130	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	N O T E	IN M50	LAND	516,300	435,800
Infl1	FACTOR 100		BUILDING	92,400	73,000	
Infl2	PHY 100		DETACHED	3,900	3,400	
			OTHER	0	0	
				TOTAL	612,600	512,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	70 0.30 12X20		240	54.75	3,900



BUILDING	CD	ADJ	DESC	MEASURE	8/21/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/21/2023	EST
STYLE	6	0.85	COTT/BUNGALOW [100%]	REVIEW	3/21/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	890	DETAIL ADJ	0.850
\$NLA(RCN)	\$288	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,040	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	2	HIP	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	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	890		48.84	43,464
A	BAS	L	BASE AREA	890	1850	210.72	187,537
B	OPA	N	OPEN PORCH	250		51.50	12,875
C	ENT	N	ENCLOSED ENTRY	36		97.69	3,517
	F11	O	FPL 1S 10P	1		7,281.00	7,281

TOTAL RCN	256,714
CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O
EFF.YR/AGE	1952 / 70
COND	64 64%
FUNC	0
ECON	0
DEPR	64 % GD 36
RCNLD	\$92,400