

Key: 5908

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.633

LEGAL

LAND

DETACHED

BUILDING

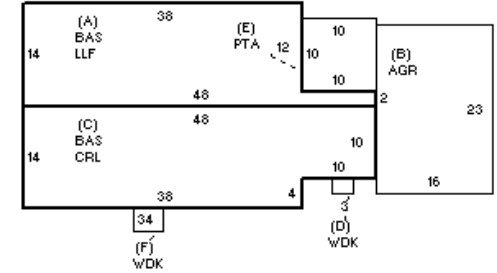
CURRENT OWNER				PARCEL ID				LOCATION				
CLINGAN-DARACK SOPHIE & WOUNDY MATTHEW				50-13-1-0				28 TILDEN RD				
28 TILDEN RD SCITUATE, MA 02066				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				CLINGAN-DARACK SOPHIE & MACKENZIE JOHN & KEIF PHYLLIS J TR &				07/06/2022	QS	765,000	(134134)	
								06/14/2019	QS	501,000	(115739)	
								04/05/2019	F		(115739)	

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		09/05/2022	JD	100	100

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,500	HBR 1.00	100	1.00	616,000	2.37	100	1.00	R02	1.40	519,200

TOTAL	15,507 SF	ZONING		FRNT	242	ASSESSED	CURRENT	PREVIOUS
Ngh	HARBOR	NOTE				LAND	519,200	438,300
Infl1	FACTOR 100		BUILDING	263,800	233,800			
Infl2	PHY 100		DETACHED	1,100	1,100			
			OTHER	0	0			
			TOTAL	784,100	673,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GZB	A	1.00	20 0.80 5 X 8		40	34.56	1,100



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2023	JD
MODEL	1		RESIDENTIAL	LIST	8/9/2023	EST
STYLE	3	1.00	SPLIT LEVEL [100%]	REVIEW	9/5/2022	JD
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

MLS

YEAR BLT	1958	SIZE ADJ	1.000
NET AREA	1,736	DETAIL ADJ	1.030
\$NLA(RCN)	\$217	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
# 1/2 BATHS	0	1.00	
TOT FIXTURES	3	\$2,472	
# UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	CONT BSMT WALL	1.00	A	LLF	L	LOWER LEVEL FIN	552	1958	147.22	81,263
EXT COVER	1	WD SHINGLES	1.00	+	BAS	L	BASE AREA	1,184	1958	213.43	252,705
ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	368		48.07	17,689
ROOF COVER	1	ASPH SHINGLES	1.00	C	CRL	N	BSMT CRAWL	632		12.28	7,759
FLOOR COVER	14	COMB	1.00	+	WDK	N	WOOD DECK	18		38.39	691
INT FINISH	1	PLASTER	1.00	E	PTA	N	PATIO	100		14.90	1,490
HEATING/COOLING	9	WARM/COOL AIR	1.03	F11	O	FPL 1S 1OP		1		7,281.00	7,281
FUEL SOURCE	2	GAS	1.00	GEN	O	GENERATOR		1		0.00	
				GFP	O	GAS FIREPLACE		1		5,556.00	5,556

TOTAL RCN	376,906
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1973 / 49
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$263,800