Key: 5911

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,636

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOWLER MICHAEL E & KATHERINE A 18 TILDEN RD SCITUATE, MA 02066	50-13-3-0	18 TILDEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOWLER MICHAEL E & KATHER	09/30/2015	QS	415,000	46100-175
BEARCE CAROLYN B	08/19/2015	F	10	45942-310
BEARCE CAROLYN B TR	01/13/2014	F	100	43998-215

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	%
14-279	05/22/2014	3	ALTERATIONS	1,469	07/10/2014	MR	100	100
94-551	11/02/1994	3	ALTERATIONS				100	100

LAND

CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,502	HBR 1.00	100 1.00	100 1.00	616,000	1.91	100 1.00	R02 1.40			527,800

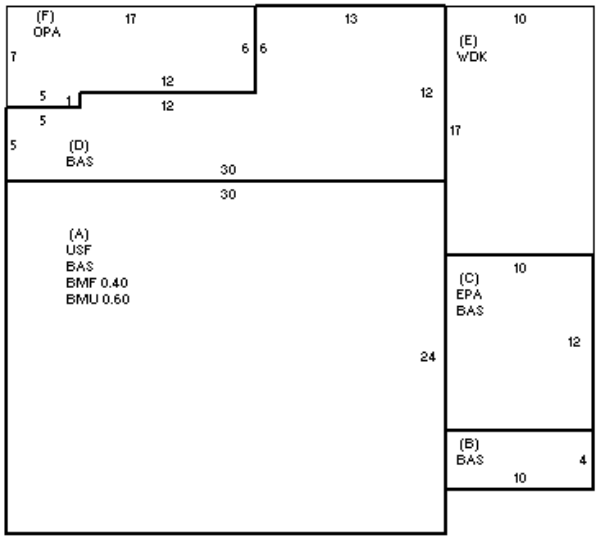
TOTAL	19,515 SF	ZONING		FRNT	257
Ngh	HARBOR	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	527,800	445,500
BUILDING	232,400	216,200
DETACHED	7,100	6,800
OTHER	0	0
TOTAL	**767,300**	**668,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	- 0.90	60 0.40			396	44.51	7,000
SHF	A 1.00	30 0.70			10	17.03	100

PHOTO 07/10/2014



BLDG COMMENTS

BUILDING

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

MEASURE	9/4/2009	PL
LIST	9/4/2009	EST
REVIEW	7/15/2014	TD

YEAR BLT	1926	SIZE ADJ	1.000
NET AREA	1,853	DETAIL ADJ	1.224
$NLA(RCN)	$285	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	6	$5,875
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	2	SOFTWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	99	N/A	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	432		52.37	22,625
A	BMF	N	BSMT FINISH-SEP	288		73.52	21,174
A	USF	L	UPPER STORY FIN	720	1926	227.60	163,873
+	BAS	L	BASE AREA	1,133	1926	250.28	283,566
C	EPA	N	ENCLOSED PORCH	120		90.20	10,824
E	WDK	N	WOOD DECK	170		38.40	6,528
F	OPA	N	OPEN PORCH	107		51.50	5,511
	F21	O	FPL 2S 1OP	1		8,239.00	8,239

TOTAL RCN	528,215
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		$232,400