Key: 6276

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5,974

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILHELMINA LLC **100 TILDEN ROAD** **SCITUATE, MA 02066**	**53-5-23-0**	**14 FORD PL**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILHELMINA LLC	12/13/2019	F	100	52090-167
FLAHERTY THOMAS	08/02/2019	QS	485,000	51460-294
CHIASSON KATHLEEN A	04/01/1984	QS	60,000	5616-206

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	19,467	GB 1.00	100 1.00	100 1.00	374,000	1.92	100 1.00	R02 0.85			320,410

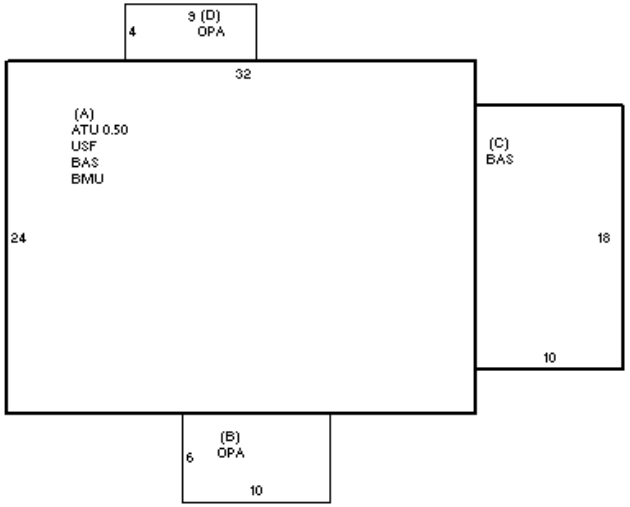
TOTAL	19,467 SF	ZONING		FRNT	113
Ngh	GREENBUSH	NOTE	C/W 24 LAND AREA CORRECTION 2021		
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	320,400	274,200
BUILDING	345,000	306,900
DETACHED	5,500	5,300
OTHER	0	0
TOTAL	**670,900**	**586,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	70 0.30			360	51.11	5,500

PHOTO 09/26/2003



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.20	CONVENTIONAL [100%]
QUALITY	+	1.10	AVG +/GOOD - [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/29/2009	PL
LIST	9/29/2009	EST
REVIEW	9/2/2020	JD

BLDG COMMENTS

mls

YEAR BLT	1927	SIZE ADJ	1.000
NET AREA	1,716	DETAIL ADJ	1.224
$NLA(RCN)	$314	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	5	$5,386
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		56.36	43,284
A	USF	L	UPPER STORY FIN	768	1927	254.23	195,251
A	ATU	L	ATTIC UNF	384		40.70	15,629
+	OPA	N	OPEN PORCH	96		56.65	5,438
+	BAS	L	BASE AREA	948	1927	279.56	265,026
	F21	O	FPL 2S 1OP	1		9,062.90	9,063

TOTAL RCN	539,077

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1968 / 54	
COND	36	36 %
FUNC	0	
ECON	0	
DEPR	36	% GD 64
RCNLD		$345,000