

Key: 7869

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 7.531

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| GARDNER DANIEL & CONDON MARY CLARE 26 TILDEN RD SCITUATE, MA 02066 | | | | 50-13-1-R | | | | 26 TILDEN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| | | | | 08/05/2022 | QS | 719,500 | (134296) | | | | |
| | | | | 02/27/2020 | H | 465,000 | (129876) | | | | |
| | | | | 01/01/1964 | QS | | (34069) | | | | |

| 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 | % |
| 22-1220 | 11/22/2022 | 3 | ALTERATIONS | 19,200 | 08/07/2023 | JD | 100 | 100 |
| 20-712 | 10/26/2020 | 3 | ALTERATIONS | 4,000 | 08/16/2021 | JD | 100 | 100 |
| 91-58 | 03/01/1991 | 3 | ALTERATIONS | | | | 100 | 100 |
| 89-573 | 10/13/1989 | 3 | ALTERATIONS | | | | 100 | 100 |

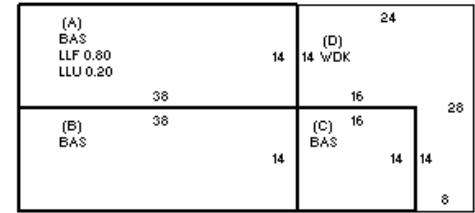
| CD | T | AC/SF/UN | Ngh | Infl1 | Infl2 | ADJ BASE | SAF | Infl3 | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|----------|-------|-------|----------|------|-------|------|-----|------------|-----------|
| 100 | S | 40,000 | HBR 1.00 | 100 | 1.00 | 616,000 | 1.00 | 100 | 1.00 | R02 | 1.40 | 565,660 |
| 300 | A | 0.182 | HBR 1.00 | 100 | 1.00 | 27,720 | 1.00 | 100 | 1.00 | R02 | 1.40 | 5,050 |

| TOTAL | 1.100 Acres | | ZONING | FRNT | 58 | ASSESSED | CURRENT | PREVIOUS |
|-------|-------------|-------|--------|----------|---------|----------|---------|----------|
| Ngh | HARBOR | | NOTE | | | LAND | 570,700 | 482,000 |
| Infl1 | FACTOR 100 | | | BUILDING | 242,600 | 197,200 | | |
| Infl2 | PHY 100 | | | DETACHED | 1,000 | 500 | | |
| | | OTHER | | 0 | 0 | | | |
| | | | | TOTAL | 814,300 | 679,700 | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8X8 | | 64 | 17.03 | 500 |
| SHF | A | 1.00 | 50 0.50 8X8 | | 64 | 17.03 | 500 |



| BLDG COMMENTS |
|---------------|
| MLS |



| BUILDING | CD | ADJ | DESC | MEASURE | 8/7/2023 | JD |
|----------|----|------|--------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 8/7/2023 | EST |
| STYLE | 3 | 1.00 | SPLIT LEVEL [100%] | REVIEW | 8/16/2021 | JD |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1959 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,714 | DETAIL ADJ | 1.030 | FOUNDATION | 4 | CONT BSMT WALL | 1.00 | A | LLU | N | LOWER LEVEL UNF | 106 | | 61.33 | 6,501 |
| \$NLA(RCN) | \$214 | OVERALL | 1.000 | EXT COVER | 1 | WD SHINGLES | 1.00 | A | LLF | L | LOWER LEVEL FIN | 426 | 1959 | 145.72 | 62,076 |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,288 | 1959 | 211.26 | 272,105 |
| | | | | ROOF COVER | 1 | ASPH SHINGLES | 1.00 | D | WDK | N | WOOD DECK | 448 | | 38.40 | 17,203 |
| | | | | FLOOR COVER | 34 | COMB | 1.00 | F11 | O | O | FPL 1S 10P | 1 | | 7,281.00 | 7,281 |
| | | | | INT FINISH | 1 | PLASTER | 1.00 | | | | | | | | |
| | | | | HEATING/COOLING | 9 | WARM/COOL AIR | 1.03 | | | | | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |

| TOTAL RCN | 367,638 | |
|----------------|-----------|---------|
| CONDITION ELEM | CD | |
| EXTERIOR | A | |
| INTERIOR | A | |
| KITCHEN | G | |
| BATHS | A | |
| HEAT | A | |
| ELECT | A | |
| EFF.YR/AGE | 1970 / 52 | |
| COND | 34 | 34 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 34 | % GD 66 |
| RCNLD | \$242,600 | |